

**retail in BB5**

Whalley Road, Clayton-le-Moors, Accrington  
Lancashire, BB5 5EE

**£70,000** Starting Bid

- ✓ Two storey mid-terrace
- ✓ Ground floor A5 hot food takeaway
- ✓ First floor two bedroom flat
- ✓ Fully tenanted investment
- ✓ Current annual income of £7,800
- ✓ Freehold title

PATTINSON  
AUCTION



# Summary

- Property Type: Retail - Parking: On Street Price: £70,000

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this two storey mixed commercial and residential property, located along the popular Whalley Road, Clayton-le-Moors, Accrington. To the ground floor is a hot food takeaway, and a two bedroom flat above. Both shop and flat are tenanted, generating an annual income of £7,800.

Please note that we have not inspected this property.

## Location

The subject property is conveniently located along Whalley Road, a large mixed commercial and residential street in Clayton-le-Moors, Accrington. Specifically, the property is at the northern primarily residential end of the road. The location offers excellent road and public transport links, and is just a five minute drive from Accrington town centre.

## Accommodation

### GROUND FLOOR

Hot food takeaway measuring approximately 33.1sqm (356sqft).

### FIRST FLOOR

Living area/kitchen: great sized open plan living area. Connected to an open plan kitchen area.

Kitchen: a beautiful fully fitted kitchen, with black tiles, and white gloss cupboards, also a lovely built in oven with extractor fan, laminate flooring.

Bedroom one: good sized bedroom, brown carpets, magnolia walls and a good sized window to let light straight in.

Bedroom two: large sized attic bedroom, lovely brown carpet, skylight so it's nice and bright.

Bathroom: grey decor throughout the bathroom, bath and shower, white tiles.

## Lease Details

We are advised that the ground floor takeaway is currently let for £350PCM, and the flat is let for £300PCM. This totals an annual income of £7,800.

## Tenure

Freehold. Title number LA613510.

## Rateable Value

The adopted rateable value is £1,875 as of 1st April 2017.  
Sourced from VOA.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



**Whalley Road, Clayton-le-Moors, Accrington, Lancashire, BB5 5EE**

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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