

# MORGAN

# MARTIN

## TO LET (MAY SELL)

(Subject to Vacant Possession)

**81 Blackburn Road  
ACCRINGTON  
BB5 1JN**



### One Year Rent Free

#### LOCATION

The property is situated in the centre of Accrington on Blackburn Road at the junction of St James' Street directly opposite Broadway.

#### ACCOMMODATION

The property is arranged on ground, first and second floors together with basement and provides the following net internal floor areas:

Ground Floor:	140.28 sq m	(1,510 sq ft)
Basement:	45.05 sq m	(485 sq ft)
First Floor:	143.07 sq m	(1,540 sq ft)
Second Floor:	70.00 sq m	(760 sq ft)

The above areas have been provided by the client.

#### RATING ASSESSMENT

The ground floor and basement are entered into the Rating List at Rateable Value £18,250.00.

#### LEASE

A new lease on a full repairing and insuring terms for a number of years to be agreed.

#### RENTAL

£10,000 per annum exclusive.

#### VAT

All rents and prices quote are or may be subject to the addition of VAT at the prevailing rate.

#### MONEY LAUNDERING

In Accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

#### EPC

An Energy Performance Certificate will be available in due course.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

#### FURTHER INFORMATION

Please contact: Charles D Bell  
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