

OFFICE

FOR SALE/TO LET

**HIGH-SPECIFICATION OFFICE IN ATTRACTIVE LOCATION
WITH PARKING**

1,524 SQ. FT.

**ASKING PRICE £150,000
RENTAL £15,240 PER ANNUM**



**UNIT 6 WATERSIDE OFFICE PARK
ST JAMES' COURT
ACCRINGTON
BB5 1NA**

LOCATION

Adjacent to Scaitcliffe House, the central office for Hyndburn Council, and overlooking Woodnook Lodge. The offices are within a few minutes' walking distance of the Town Centre and are also close to the Globe Business Centre and Tesco Express. The new bus and rail stations are within easy walking distance.

DESCRIPTION

A new mid-terrace two-storey office property in a parade of three, extending to 1,525 sq. ft. with brick elevations enhanced by feature cladding under a pitched roof.

The two-storey offices have an open plan layout with a kitchenette facility and toilet on both floors. The office incorporate dado IT trunking, suspended ceilings with recessed lighting and heating from wall mounted panel heaters. Fronting the office is a tarmacadam-surfaced parking area with the provision of three spaces.

ACCOMMODATION

Unit 6 1,525 sq. ft.

SERVICES

All mains services are available with the exception of gas. It is the prospective purchaser's/ingoining tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2017 rateable value is £9,100. For Business Rates payments and entitlement to Small Business Rate Relief enquiries should be directed to Hyndburn Borough Council on 01254 388111.

LEASE

Available by way of a new three year lease on a full repairing and insuring basis.

RENTAL

£15,240 PER ANNUM.

PRICE

£150,000.

VAT

VAT will be charged on the price/rental at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

VIEWING

BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, 18 RICHMOND TERRACE, BLACKBURN, BB1 7BL. OUR REF JBR LMH 1511.10023

