



MANUFACTURING PREMISES WITH POTENTIAL FOR RESIDENTIAL REDEVELOPMENT SUBJECT TO PLANNING

FOR SALE

William Street
Accrington
Lancashire
BB5 6DT

Size: 1,546.8 sq.m (16,650 sq.ft)

- **Predominantly single storey manufacturing premises with first floor office/workshop.**
- **One mile from Accrington town centre and its amenities.**
- **Potential for residential redevelopment subject to planning consent.**
- **0.145 ha 0.36 acres**

LOCATION

William Street is situated just off Burnley Road and Penny House Lane on the edge of Accrington town centre with other occupants in the area including Taskers Furniture store.

The property is also within approximately 2 miles of access onto the M65.

DESCRIPTION

Constructed predominantly of brick with a part pitched roof together with part northlight structure. The premises have been used in connection with joinery and manufacturing for many years and are a mixture of open plan and compartmentalised sections that have been used in various processes of joinery manufactory. The ground floor is over two levels and vehicle access is available from Foster Street.

The upper floors are a mixture of office and workshop together with the canteen and toilet facilities.

ACCOMMODATION

Ground Floor 1020.3 sq.m (10,983 sq.ft)
First Floor 526.5 sq.m (5,667 sq.ft)

GIA 1546.8 sq.m (16650 sq.ft)

SITE AREA

0.36 acres (0.145 ha.)

SERVICES

The property has the benefit of all mains services although the gas is disconnected.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

Hyndburn Borough Council have indicated that they would look favourably towards redevelopment of the site for a residential scheme subject to obtaining the necessary planning consent. All enquiries should be directed to Hyndburn Borough Council on 01254 388111.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £15,000 per annum (2017/18).

PRICE

On application.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

The price quoted are subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
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