



TWO STOREY OFFICES WITH DEVELOPMENT POTENTIAL

FOR SALE

274 Whalley Road
Clayton-Le-Moors
Accrington
Hyndburn
BB5 5HE

Size: 151.7 sq.m (1633.2 sq. ft)

Property Information

- **Main road position.**
- **Character building.**
- **Deceptively spacious former offices.**
- **Potential for residential conversion subject to planning.**

LOCATION

The premises are located at the junction of Whalley Road and Grimshaw Street in a mixed residential and commercial area of Clayton-Le-Moors.

This character building affronts Whalley Road offering easy access to the national motorway network via junction 7 of the M65, which lies within half a mile of the subject premises.

DESCRIPTION

The premises comprise of an attractive two storey stone built former bank beneath a pitched slate roof together with a flat single storey extension to the rear.

Internally the accommodation comprises of a main office with kitchen facilities and a private meeting room together with two store rooms and safe room to the rear extension. The first floor offers a further two interconnecting offices and male and female WC facilities.

Externally there is a small forecourt which can be utilised as a parking space.

ACCOMMODATION

We have calculated the floor area of the building to be as follows:

Ground Floor

Main office
Private office
Two Storerooms
Safe

Gross internal floor area
80.6 sq.m (867.4 sq.ft).

First Floor

Two interconnecting offices
Male and Female WC

Gross internal floor area
71.1 sq.m (765.7 sq.ft).

Total gross internal floor area
151.7 (sq.m) (1633.2 sq.ft).

SERVICES

We believe the property has the benefit of all main services including gas central heating.

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

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £3,800 (2018/19) per annum.

TENURE

Assumed Freehold.

PRICE

£85,000 (Eighty-five thousand pounds).

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

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