

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



**279 WHALLEY ROAD
CLAYTON LE MOORS
ACCRINGTON
BB5 5QU**

- Prominent ground floor retail/workshop
- Rear roller shutter access
- Busy main road location
- Multi-use property

LOCATION

Situated on the A680 Whalley Road at the junction of Wellington Street, next to Pizza Time.

DESCRIPTION

A ground floor property with roller shutter security to the main road and roller shutter access to the rear workshop.

The property comprises a frontal office with single WC and a rear loading/delivery area with further working space at lower ground. The last use of the property was for light industrial bespoke furniture manufacture although the property would also be suitable for office with storage.

ACCOMMODATION

Ground Floor		
Office	39.87 sq. m.	429 sq. ft.
Rear loading	16.24 sq. m.	175 sq. ft.
Lower Ground Floor		
Workshop/storage	44.71 sq. m.	481 sq. ft.
TOTAL	100.82 sq. m.	1,085 sq. ft.

SERVICES

We understand that all mains services are available with the exception of gas. However, it is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 388111.

RATING

The Valuation Office Agency confirm a rateable value of £2,950. Under the Small Business Rate Relief Scheme a sole tenant would benefit from 100% rate rebate. Enquiries regarding the payment of Business Rates should be directed to Hyndburn Borough Council who can be contacted on 01254 388111.

LEASE TERMS

The property is available by way of a new lease on an internal repairing and insuring basis.

RENTAL

£650 PER CALENDAR MONTH.

RENTAL PAYABLE MONTHLY IN ADVANCE BY STANDING ORDER.

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

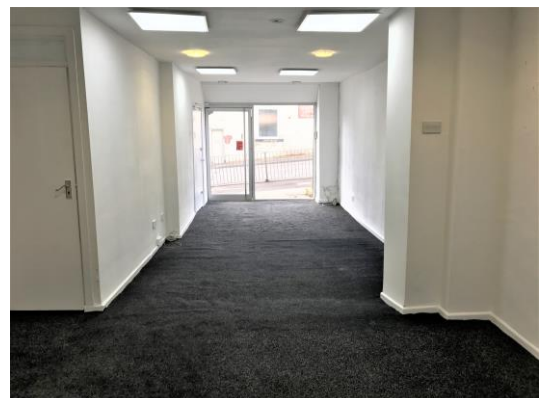
An Energy Performance Certificate confirms a D rating.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the preparation and completion of the lease.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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