



Two storey open plan office suitable for various business uses

TO LET

**FORMER MA PLATT
ST JAMES STREET
ACCRINGTON
LANCASHIRE
BB5 1NU**

1,699 Sq Ft (157.84 Sq M)

- Spacious open plan commercial space suitable for various uses including, offices, training or hair and beauty.
- Conveniently located close to Tesco, Accrington Arndale Shopping Centre and Accrington Bus Station.
- Excellent natural light.
- Good access to junction 7 of the M65 motorway.
- 100% small business rates relief available to eligible Tenants.

Location

The property is located on St James Street close to its junction with Paradise Street, close to Tesco, The Globe Centre and Accrington Arndale Centre.

Occupying a prominent position on the edge of the town centre, junction 7 of the M65 motorway is within a 10 minute drive.

Description

A spacious two storey property comprising open plan office space to the ground and first floors. The property benefits from newly installed UPVC windows providing excellent natural light and has been newly painted throughout.

The property would suit various business uses including, offices, hair and beauty therapy, training or educational uses.

Accommodation

Ground Floor Office 81.1 sq.m 872.96 sq.ft

First Floor Office 74.02 sq.m 796.75 sq.ft

First Floor WC 2.7 sq.m 29.06 sq.ft

GIA: 157.82 sq.m 1,698.77



Planning

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

Rent

£875 pcm

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £3,950 per annum (2024/25). The ingoing Tenant is likely to receive 100% small business rates relief and should contact Hyndburn Council direct to confirm on 01254 388111.

Services

The property has the benefit of mains electricity and water.

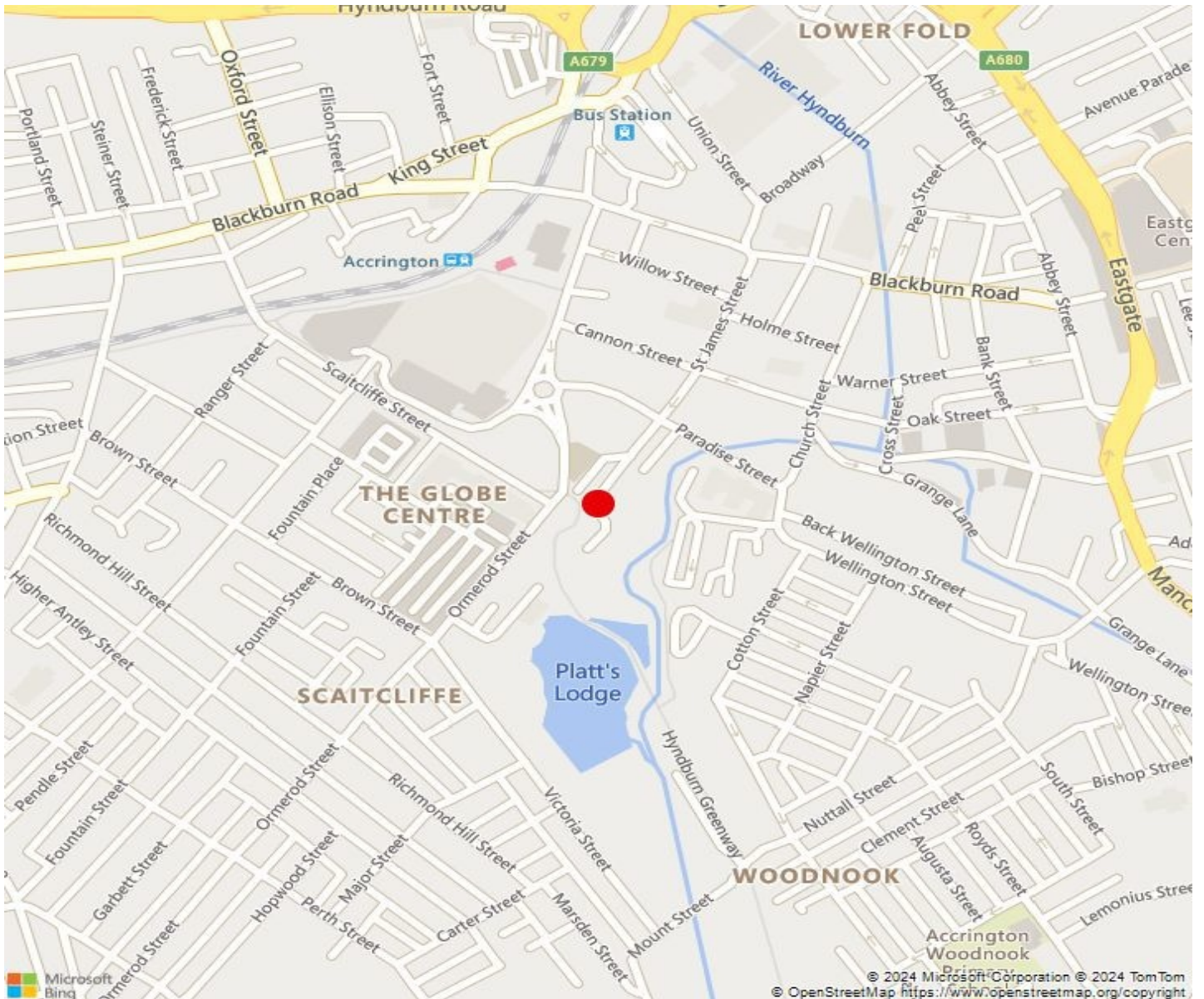
Services Responsibility

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

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

VAT

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

EPC

An Energy Performance Certificate is available upon request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

