

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**42 BROADWAY
ACCRINGTON
BB5 1EW**

- Sales area – 860 Sq. Ft.
- Prime trading position within pedestrianised zone.
- Close to Costa Coffee, Specsavers and Sense.
- Immediate availability.

LOCATION

The property occupies a prominent position on Broadway, one of Accrington's principal retailing locations within the town centre. The surrounding area is home to a number of well-known national and local occupiers including Costa Coffee, CEX and Specsavers, generating strong pedestrian footfall. Excellent transport links are also available, with Accrington bus station and railway station both located within walking distance.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation to the first floor. The ground floor provides an open-plan sales area with a full-height glazed frontage incorporating an electric roller shutter door. The accommodation benefits from suspended ceilings with integrated LED lighting and wall-mounted electric panel heaters throughout. Kitchen facilities are available on both the ground and first floors, with separate male and female WC facilities located at first floor level. A rear fire exit provides access to a service yard, with a single parking/loading space.

ACCOMMODATION

Ground floor sales	860 sq. ft.
First floor	483 sq. ft.
<u>Total</u>	<u>1,343 sq. ft.</u>

SERVICES

All mains services are connected with the exception of gas. 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.

RATING

The 2026 rateable value is £7,500. Enquiries relating to rate payments and entitlement to Small Business Rate Relief should be made to Hyndburn Borough Council on 01254 388111.

PLANNING

Use Class E. Incoming tenants should satisfy themselves that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

LEASE

For a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£8,500 PER ANNUM

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms an energy rating C(67). A copy of the certificate is available upon request.

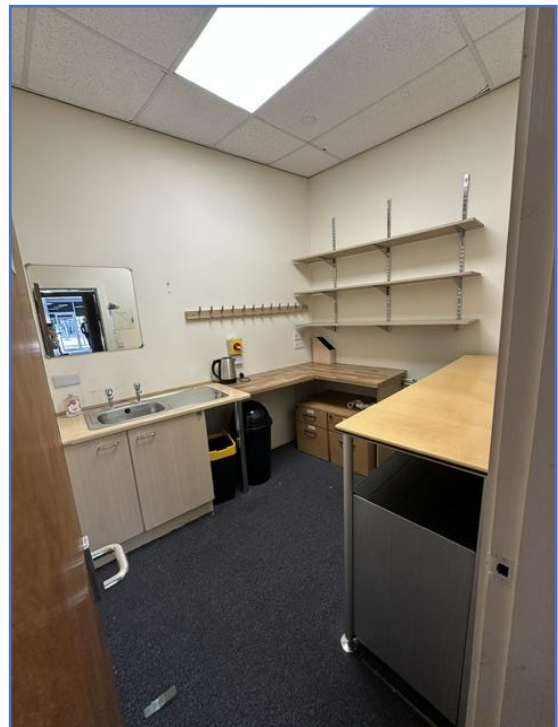
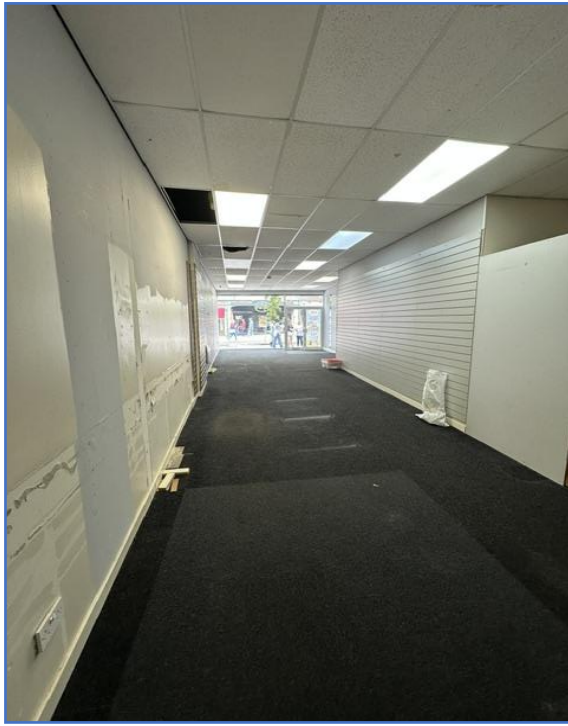
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.



VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2608.13787 Email jason@tdawson.co.uk



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