

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



**255 WHALLEY ROAD
ACCRINGTON
BB5 5AD**

- Prominent mid terrace retail premises.
- Popular neighbourhood retail parade fronting Whalley Road, one of the main arterial routes out of Accrington town centre.
- On-street car parking.

LOCATION

Fronting Whalley Road, one of the main arterial routes out of Accrington town centre. Busy neighbourhood retail area occupied by independent traders and surrounded by residential properties. Adjacent to Select Convenience Store and Accrington Pharmacy.

DESCRIPTION

A two-storey property of traditional stone construction beneath a pitched slate roof. Retail sales area to the ground floor behind a full height glazed frontage with to the rear kitchen and workshop. The sales area has the benefit of suspended ceiling with integral lighting. The first floor is currently being used as an office and storage area with a bathroom and toilet. There is also a rear yard and cellar.

ACCOMMODATION

Ground Floor

Sales 429 sq. ft.
Rear workshop and kitchen 148 sq. ft.

First Floor

Bathroom 489 sq. ft.

SERVICES

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

RATING

Ground floor Rateable Value from 1 April 2026 - £3,100. The property qualifies for Small Business Rate Relief and therefore no business rates are currently payable.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

TENURE

Freehold.

PRICE

£135,000

VAT

VAT may be applicable to the sale price.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

LEGAL COSTS

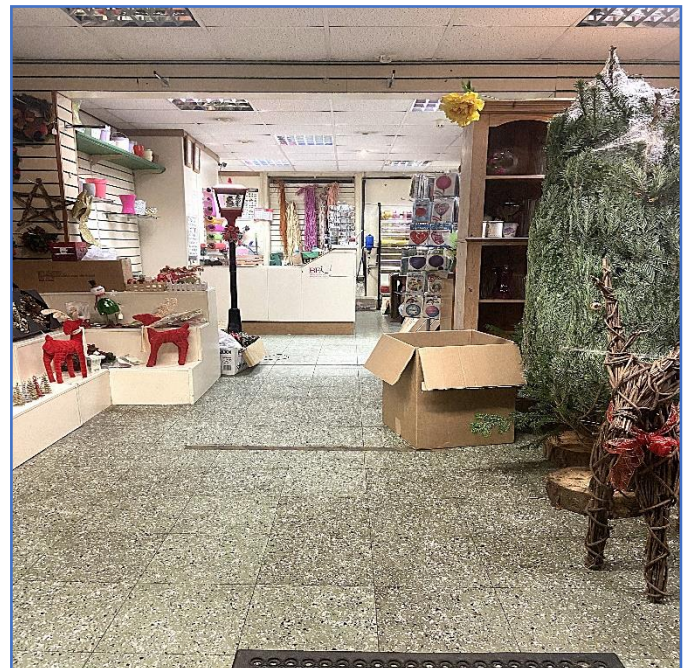
Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser 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 CEJ YM 2601.13711 Email caroline@tdawson.co.uk



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