

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



CHURCH WORKS CHURCH STREET CHURCH BB5 4JT

- Workshop and warehouse storage premises with yard and parking area.
- Secure fenced site.
- Roller shutter access.
- Gross floor area 4,250 Sq. Ft.
- Excellent access to Junction 7 M65.
- Available September 2026.

LOCATION

Situated in the district of Church, Accrington, approximately one mile from Junction 7 of the M65 motorway.

DESCRIPTION

A workshop/warehouse storage facility with stone and blockwork elevations with loading to a spacious yard and parking area. A secure site shared with the adjoining occupier, Elite Hardware.

Internally, the warehouse has a solid concrete floor which is useful for forklift truck loading, electric strip lighting, insulated roof with translucent panels, supported on a portal frame. Loading is through a protective metal shutter. No heating. Toilet facilities are shared with the adjoining occupier.

ACCOMMODATION

Open plan warehouse/storage space 4,250 sq. ft.

PLANNING

Suitable for most light industrial uses and warehousing. The incoming tenant must satisfy themselves that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

LEASE

Available by way of a new lease for a term to be agreed. The tenant will be responsible for keeping the unit in good repair and upkeep throughout the period of their tenancy.

RENTAL

£26,000 PER ANNUM (£500 PER WEEK).

NOTE

The rental is inclusive of all utilities consumed with a 'fair usage' policy in place. The rental also includes business rates and buildings insurance. The tenant will be responsible for their own contents insurance.

VAT

VAT is not charged on the rental.

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 2608.13788 Email jason@tdawson.co.uk



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