

# TO LET

## KIOSK PREMISES



## PEEL STREET KIOSKS, PEEL STREET, ACCRINGTON, BB5 1EA

UNIT 15  
KIOSK UNITS AVAILABLE TO LET



**Hyndburn**  
Borough Council

## Description

The subject property is a ground floor lock-up kiosk unit on Peel Street, Accrington, in close proximity to the Market Hall. The property has glazed display window with inset opening doors and protective motorised roller shutter.

The unit offers 154 sq ft of accommodation. The asking rent is £2,464 per annum exclusive of rates and utilities and is subject to a service charge (currently estimated at £450 per annum).



## **Uses**

The units currently have, Class E (a) Display or retail sale of goods, other than hot food use. The unit could also be used for a wider variety of retail or office based uses subject to acquiring the necessary consents. Prospective tenants should make their own enquiries to satisfy themselves that the property is suitable for their intended use.

## **Location**

The premises are located on Peel Street next to the Market Hall and Outdoor Market. The shop unit is approximately 5 minutes' walk from the bus station - with buses to Manchester, Blackburn and Burnley; 10 minutes' walk from the railway station- with trains to Manchester, York and Blackpool and a mile from the M65 motorway that links to the M61 and M6. Accrington has a multi-storey car park nearby and there are several surface car parks close by - some parking is free.

## **Buildings Insurance & Service Charge**

The properties are subject to an annual building insurance and service charge that covers the charges and upkeep of common parts of the building.

## **Business Rates**

The rateable value of the property is £2,125 and therefore the property may qualify for Small Business Rates Relief

Business Rates are subject to changes please telephone Hyndburn Borough Council Business Rates (01254) 380287 for more information.

## **Lease Terms**

Preferred lease term is multiples of three years but other proposal will be considered. Lease terms will be agreed by negotiation with the landlord. All leases would require a deposit equivalent of 3 months' rent. All new lettings are subject to the receipt of satisfactory references.

## **Surveyors and Legal Fees**

The ingoing tenant is responsible for the landlord's reasonable legal and surveyors costs in connection with the leasing of the premises.

## **Enquiries**

**For further information please contact:**

**Hyndburn Borough Council Corporate Property**

**Scaitcliffe House**

**Ormerod Street**

**Accrington**

**Lancashire**

**BB5 0PF**

**Tel. 01254 380 232**

**e-mail - [corporateproperty@hyndburnbc.gov.uk](mailto:corporateproperty@hyndburnbc.gov.uk)**

Please Note: The information provided in these particulars is set out as an outline only, for guidance and does not constitute an offer or part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them and of the suitability of the property/site for their proposed use or scheme. Details last updated August 2024