

PROPERTY PARTICULARS MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE
(DUE TO RE-LOCATION)



REDUCED

FORMER SURGERY PREMISES 43 KING STREET ACCRINGTON BB5 1QE

- Town centre Freehold opportunity to acquire former surgery premises
- Gross internal floor area 1,550 sq. ft.
- Suitable for alternative uses subject to consents
- Free from commercial rates

LOCATION

Fronting King Street on the periphery of Accrington town centre close to the main rail and bus stations within a mixed commercial and residential area. The property is opposite the Vue Cinema and close to a McDonald's restaurant. Junction 7 of the M65 is approximately one mile distant.

DESCRIPTION

An attractive detached two-storey property with stonework elevations under a pitched stone tiled roof. The premises have previously been utilised as works offices and subsequently converted into a general practice doctors' surgery. Internally, the premises comprise an entrance reception and waiting area, two consultation rooms, treatment room and toilets. On the first floor are a further two consultation rooms, office and two toilets. A gas hot water central heating system is installed. It is thought the premises would be suitable for alternative uses within the medical sector but also for residential conversion subject to planning.

ACCOMMODATION

Ground floor	775 sq. ft.
First floor	775 sq. ft.
Total	1,550 sq. ft.

EXTERNALLY

Adjacent to the left hand elevation of the property is a parking area for one vehicle.

SERVICES

All mains services are connected with heating by way of a gas fired hot water system. 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

The premises are listed as Surgery and Premises within a rateable value of £7,400. For a sole occupier this would grant 100% discount on rates payable through the Small Business Rate Relief Scheme. For details on rates enquiries contact Hyndburn Borough Council on 01254 388111.

PLANNING

The premises have most recently been occupied as a doctors' surgery which we understand to fall within Class E of the Use Classes Order of the Town and Country Planning Acts. Uses within this class include clinics, health centres, crèche, day nursery and day centres. 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate states the property's energy rating as being D (79). A copy of the certificate is available upon request.

TENURE

Held long leasehold for the balance of 999 years from 20 May 1842 at a peppercorn rental of £2.67 per annum.

PRICE

Reduced offers in the region of £165,000

VAT

VAT is not applicable to the sale price.

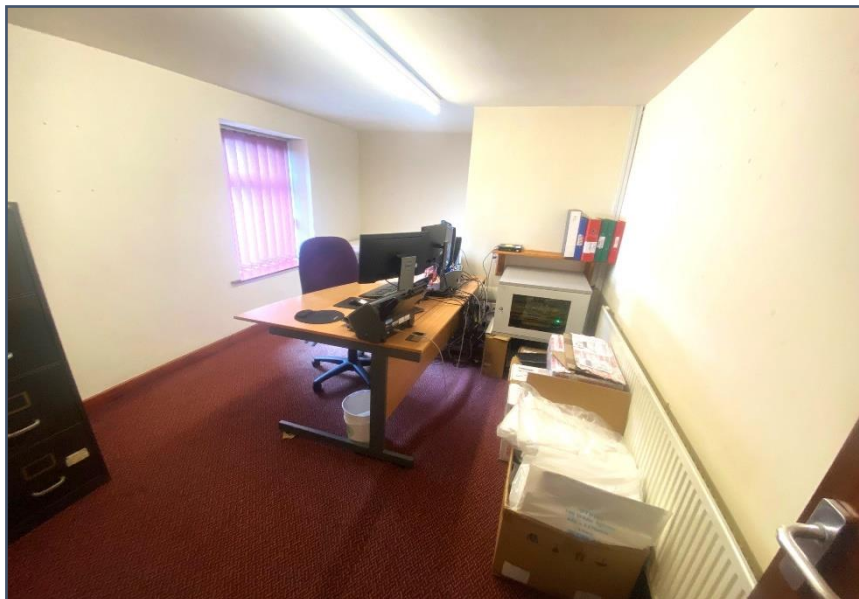
MONEY LAUNDERING

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 JBR YM 2408.13432 Email jason@tdawson.co.uk





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