

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



13-17 PEEL STREET ACCRINGTON BB5 1EA

- Substantial two-storey retail premises.
- Prominent location adjacent to the central Market Hall, currently undergoing refurbishment.
- On-street car parking.
- Ground floor sales 1,300 sq. ft.

LOCATION

Occupying a central position in the town centre in an area known for speciality retailing, opposite the Market Hall which is currently undergoing extensive refurbishment.

On-street parking with all the town centre amenities and public transport.

DESCRIPTION

Extensive full height display windows to Peel Street, with internally mainly open plan accommodation with excellent natural light and fittings including LED lighting.

The first floor is sub-divided to form offices and storage, toilets and staff room. There is also air conditioning on the ground floor.

ACCOMMODATION

Ground floor	1,300 sq. ft.
First floor	1,232 sq. ft.
Total	2,532 sq. ft.

SERVICES

All mains services are connected with the exception of gas. It is the ingoing 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 Valuation Office confirm a rateable value of £14,500 (2026). Enquiries relating to rate payments should be made to Hyndburn Borough Council on 01254 388111.

PLANNING

Previously a pharmacy, any use within Class E would be acceptable. Applicants 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 minimum term of three years on an internal repairing basis. Insurance is the responsibility of the landlord to be recouped directly from the tenant.

RENTAL

£26,000 PER ANNUM

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms the property has a rating D (90). A copy of the certificate is available upon request.

LEGAL COSTS

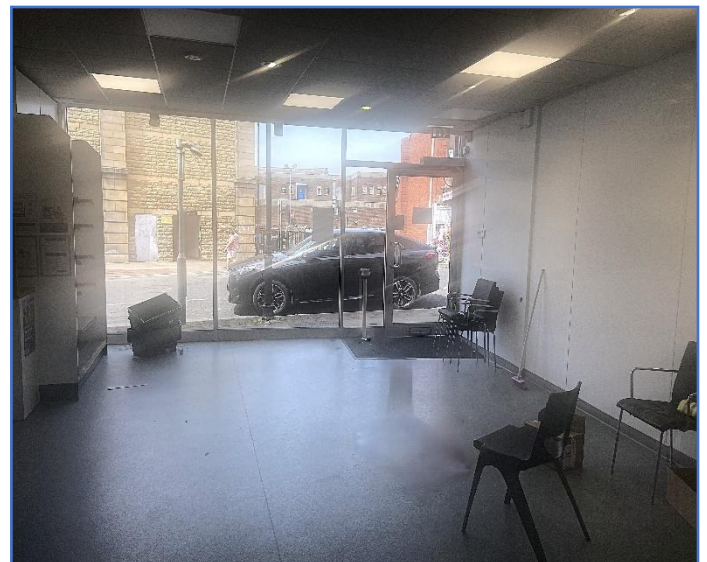
Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful 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 CEJ YM 2607.13773 Email caroline@tdawson.co.uk



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