

PROPERTY PARTICULARS

MULTI-USE

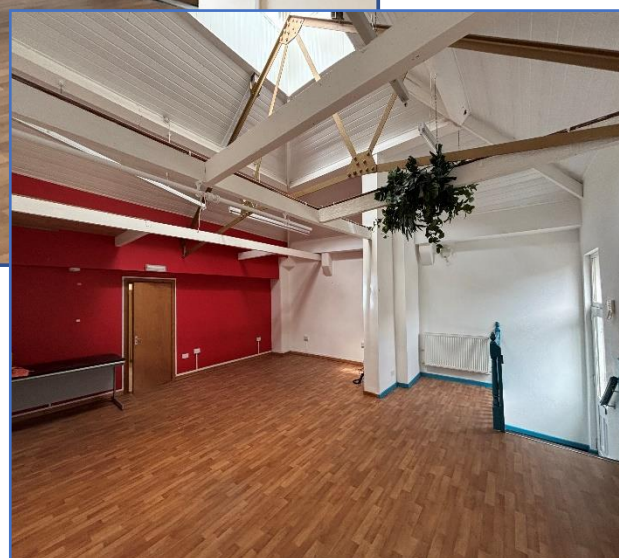
**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**1A MERCER STREET
CLAYTON-LE-MOORS
ACCRINGTON
BB5 5NZ**

- Well-presented studio premises.
- Suitable for a variety of uses including leisure/retail/office.
- £125 per week.

LOCATION

The accommodation is visible from Whalley Road (A680) and is accessed by turning into Pickup Street and then right into Arthur Street. Mercer Street is on the right hand side. The retail centre of Clayton le Moors is on Pickup Street.

Access to Junction 7 of the M65 motorway is within a few minutes' drive and Accrington Town Centre is approximately two miles distant.

DESCRIPTION

The premises comprise a main open plan area with fitted kitchen and WC off.

There is double glazing protected by an electrically operated metal roller shutter to the main room.

The accommodation is within a communal building with a dance school on the first floor and a hair and beauty salon.

The premises has a separately metered electricity supply. Fronting the site is a communal car parking area.

ACCOMMODATION

Open plan sales/office area	507 sq. ft.
Kitchen	105 sq. ft.
Store/toilet	46 sq. ft.

SERVICES

The accommodation benefits from a communal gas hot water central heating installation. The premises will have a separate electricity sub meter. It is the incoming 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

Rateable value £4,050. Under the Small Business Rate Relief Scheme tenants of premises with rateable values of under £12,000 are granted 100% relief. Contact Hyndburn Borough Council on 01254 388111 to confirm eligibility.

PLANNING

The premises have previously been used for the sale and hiring of wedding items, and an office/showroom facility. It will be the prospective tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 388111.

LEASE TERMS

Available immediately by way of a new lease for a term of years to be agreed.

RENTAL

£125 PER WEEK

VAT

VAT will not be charged on the rental.

TENANT'S RESPONSIBILITY

The tenant will be responsible for the payment of utilities, Business Rates (if demanded) and the internal repair and upkeep of the premises, including all plate glass and the metal roller shutter.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an energy rating of C. A copy of the certificate will be made available upon request.

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 SRJ YM 2606.12995 Email Stephen@tdawson.co.uk

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