

**For Sale/
To Let**
Available due to relocation



Triple-Fronted Showroom & Retail Premises

10,051 SQ FT (933.74 SQ M)

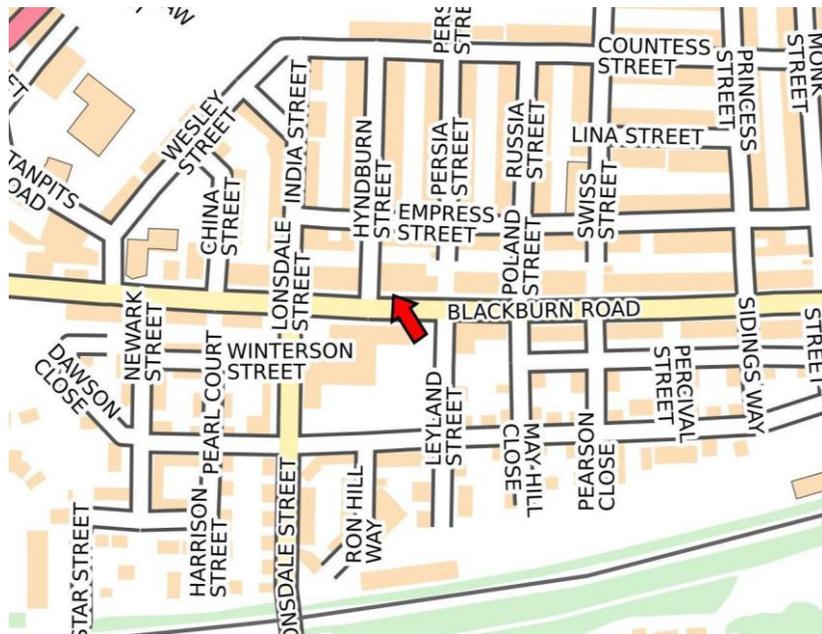
📍 392-396 BLACKBURN ROAD, ACCRINGTON, BB5 1SA

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Turner Westwell
Commercial Agents

KEY FEATURES

- Extensive triple-fronted retail/showroom premises
- Prominent unit fronting busy main road (A679)
- Located approximately 1.25 km west of Accrington Town Centre
- Less than 3km from Junction 6 of the M65 motorway
- Walking distance of both Accrington & Church and Oswaldtwistle Train Stations
- Open-plan showroom/retail accommodation over two floors
- Extensive lower ground floor workshop, garage and stores
- Potential to sub-divide and re-develop/convert - subject to planning permission
- Held Freehold under Title Number LA740295
- Vacant Possession - Available due to re-location
- Offers in the Region of £495,000, or £45,000 per annum exclusive



LOCATION

The property occupies an envious position, prominently fronting Blackburn Road (A679), at its junction with Hyndburn Street.

The immediate area is mixed in use. Directly opposite is the NHS Acorn Primary Health Care Centre, whilst next door is a double-fronted One Stop Local convenience store. Other nearby occupiers include a Tesco Extra, NHS pharmacy, an opticians, together with a number of independent retailers.

The property lies approximately 1.25km west of Accrington Town Centre, whilst both Accrington and Church & Oswaldtwistle Train Stations are within walking distance. Junction 6 of the M65 motorway is less than 3km east, providing convenient access to the National Motorway Network.

DESCRIPTION

The subject property comprises an extensive, two storey, triple-fronted retail/showroom premises of traditional masonry stone construction, set beneath a majority pitched and slated roof covering.

The property has subsequently been extended at the rear by way of a two storey outrigger section, plus a further cavity brick constructed workshop/garage extension, which has a flat roof covering.

Internally, the accommodation is well presented throughout, having been utilised for many years as a motorcycle and scooter showroom. At ground and first floors, the accommodation provides for spacious and open-plan retail/showroom space, plus office, ancillary stores, kitchen and WC facilities.

At lower ground floor level, the property extends beneath the adjacent property (388-390 Blackburn Road - One Stop) and presents considerable storage, workshop and garage accommodation currently used for the servicing and MOT of motorcycles, with loading access available from Hyndburn Street via a sliding door.

Externally, there is a block paved driveway fronting the property, providing vehicle parking and display opportunities with direct access from Blackburn Road. To the rear there is a small enclosed concrete paved yard with up and over garage door access.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Showroom	328.96	3,541
First Floor - Showroom, Office & Stores	189.14	2,036
Basement - Workshop, Garage & Stores	415.63	4,474
Total	933.74	10,051

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

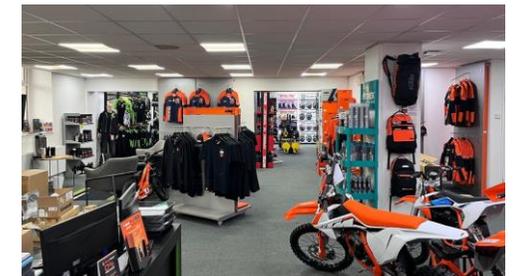
£45,000 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

SALE PRICE

Offers in the Region of £495,000 exclusive of VAT (sold with Vacant Possession).



TITLE/TENURE

The property is held Freehold under Title Number LA740295.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,250, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

USE

Interested parties are advised to make their own enquiries direct with the Local Planning Authority (Hyndburn Borough Council).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of E(101). The certificate is valid until 8th January 2025. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

