

Former Showroom, Hyndburn Road, Accrington, BB5 1BY

**TO LET**



## TO LET

Use - Industrial, Office, Retail,  
Miscellaneous, Leisure

Size - 1,865 Sq ft

Rent - £38,000 per annum plus VAT payable  
quarterly in advance

- TO LET - 1,865 sq. ft.
- Fully Refurbished
- Former Showroom Premises
- Good access to motorway and town centre
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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### Location

The premises are located fronting Hyndburn Road on the outskirts of Accrington town centre. Hyndburn Road is the main thoroughfare linking Accrington town centre to Junction 7 of the M65 motorway.

Neighbouring occupiers include Costa, Lidl, KFC, Matalan and The Brickworks Restaurant/public house.

### Description

The premises comprise a former showroom premises, constructed on a steel frame with glazed elevations to Hyndburn Road and insulated profile steel cladding to side and rear elevations and roof.

The property has been fully refurbished internally and is in very condition. Internally the premises include tiled floor and minimum internal eaves height of 16ft.

The area is currently partitioned to create an entrance / reception, general office, meeting room, single office and kitchenette.

A mezzanine office has been constructed together with comms room.

Parking is included for 10 vehicles to the rear.

### Accommodation

We have calculated the gross internal floor area of the premises to be as follows :

Ground Floor Showroom	1585 sq.ft
First Floor Office	280 sq.ft
Total	1,865 sq.ft

### Tenure

Leasehold

### Rental

£38,000 per annum plus VAT payable quarterly in advance

### Lease Terms

The premises are available by way of a new 5 year lease with the ingoing tenant to occupy the property on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates and electricity.

### Rating

Available on request.

### Legal Costs

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

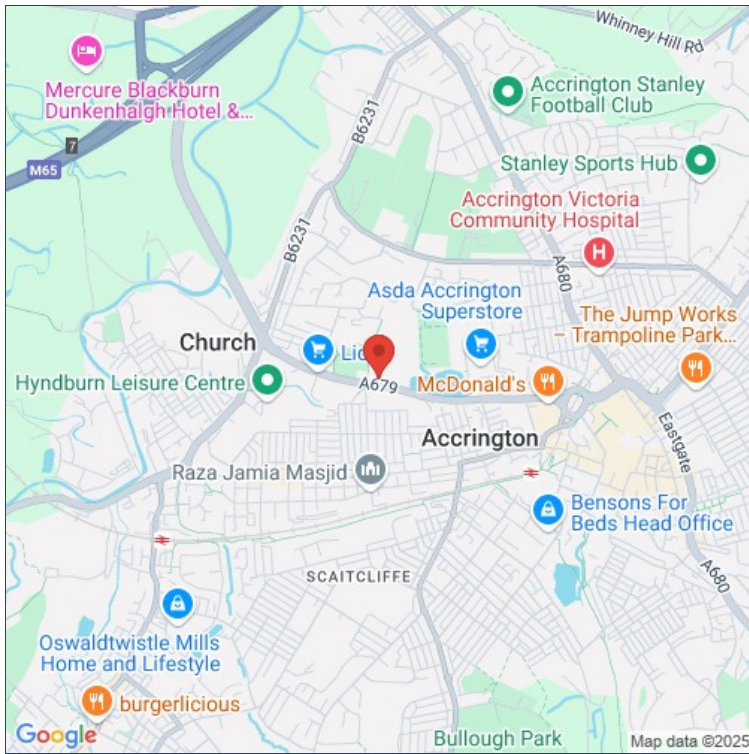
### Services

All mains services, excluding gas, are connected to the property. The property benefits from air conditioning throughout.

### Viewing

Strictly through sole agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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