

Former Tagi Site, Bridge Street, Accrington, BB5 4HU

FOR SALE



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Use - Industrial

Size - 7,069 Sq ft

Price - Offers over £220,000 (NO VAT).

- OFFERS IN EXCESS OF £220,000 (NO VAT)
- 7,068 SQ. FT
- Development opportunity
- Suitable for conversion into storage units and offices (or other uses)
- Car park for up to 15 vehicles



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

Bridge Street in Accrington is situated approximately 1 mile from the town centre. The M65 motorway is approximately 2 miles from the subject premises with links to other nearby towns such as Blackburn and Burnley.

Bridge Street is primarily a commercial road with occupiers including William Blythe Manufacturing facility, DBS Vending Solutions and PDM Group, all located in the immediate vicinity.

Description

The property is arranged over ground and first floor with storage units on the ground floor and open plan accommodation above.

The building is currently part way through a renovation and is to be sold in its existing condition. The refurbishment works which have been completed include; new roller shutter doors and windows at ground floor level, new roof on part of the building and patch repairs on the upper floor roof, with the first floor being brought back to a clear shell condition with newly installed single phase electricity and meters.

The unit also benefits from a car park with room for approximately 15 vehicles. Further details are available on request.

Accommodation

We have measured the property on a gross internal area basis.

Ground Floor Workshop Units	4,148 Sq.ft
Ground Floor Former Office	701 Sq.ft
First Floor Open Plan Accommodation	2,220 Sq.ft
Total	7,069 Sq.ft

Price

Offers over £220,000 (NO VAT).

Tenure

Freehold.

Rating

Available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services with the exception of gas are connected to the property.

Anti Money Laundering

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

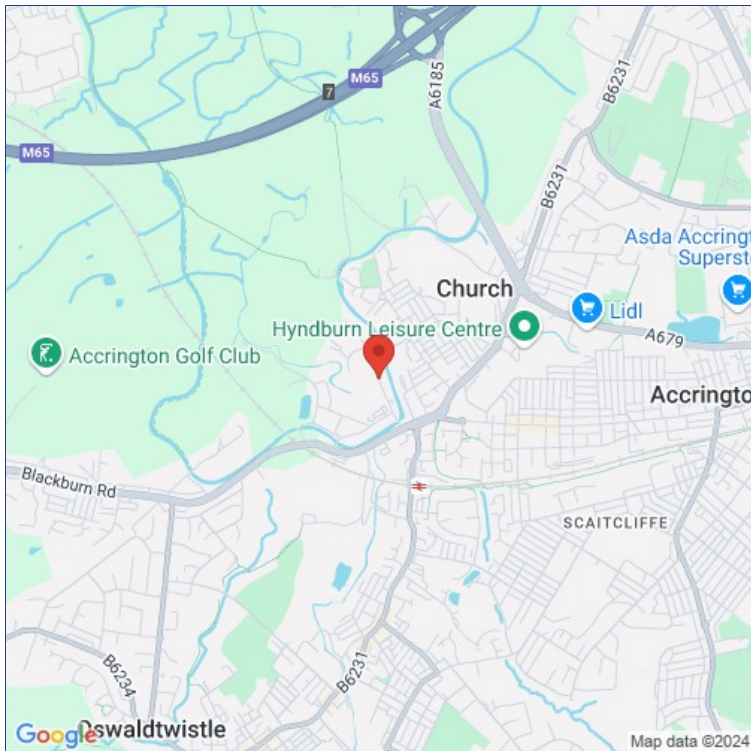
Viewing

Strictly via sole agent Taylor Weaver

Contact: James Taylor, Director

Telephone: 01254 699 030

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