

Jacob Street, Accrington, BB5 1HU

TO LET



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Use - Industrial

Size - 2,877 Sq ft

Rent - £12,000 pa

- Good Quality Workshop / Storage Unit
- Competitively priced
- Recently refurbished
- Close to Accrington town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is situated in a mixed commercial, industrial and residential area on the edge of Accrington town centre.

Junction 7 of the M65 motorway is approximately 2 miles from the premises

Description

The property comprises a 2-3 storey workshop premises with offices which has been sub-divided to provide 4 individual units.

Accommodation

We have the following availability:

Unit	Size	Rent
Unit 4	2,877 sq.ft	£12,000 pa

Rental

£12,000 pa

Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on FRI terms.

Deposit

Subject to covenant status a deposit will be required, anticipated to be in the region of 10% to 20% of the rent.

Rating

The rating assessment will be below the small business rates threshold and eligible businesses will have no rates to pay. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to figures quoted in these particulars

Services

With the exception of gas, all mains services will be available to the units.

EPC

An EPC is available on request

Planning

The unit is suitable for light manufacturing, warehousing and storage use.

Interested parties are recommended to contact the Local Planning Department to discuss their proposed uses in greater detail

Viewing

Strictly through agents

Taylor Weaver

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