

18 Accrington Road, Whalley, BB7 9TD



## FOR SALE

Use - Industrial, Office, Retail, Investment,  
Miscellaneous, Leisure

Size - 2,719 Sq ft

Price - Offers in access of £395,000.

- Rare Opportunity To Acquire Industrial/Retail Premises Within The Centre Of Whalley
- Development opportunity
- 2,719 Sq. Ft / 252 Sq. Metres
- Planning previously approved for A1 retail (further details available on request)
- Car park/loading towards the rear



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## 18 Accrington Road, Whalley, BB7 9TD

### Location

Whalley is an affluent village in the heart of the Ribble Valley which is extremely popular with a variety of well established businesses.

The premises is located on Accrington Road which is one of the main thoroughfare's into the village centre, with a mix of commercial and residential properties in the immediate vicinity.

### Description

The premises is a former garage/MOT station which has been vacant for approximately 3 years. The premises is arranged over ground and lower ground floors with space predominantly open plan with a small office and reception area located on the ground floor.

Towards the rear there is a car park/rear yard which makes the building suitable for various uses. The property is of block and stone construction to the outer walls with a double skin insulated roof above. Access into the unit on ground floor level (Accrington Road) is via a concertina door and access onto the lower ground floor through a roller shutter door at the rear of the property.

The building has previously had planning permission granted for A1 retail which expired in April 2022. Full details of this are available on request.

### Accommodation

We have measured the premises on a gross internal area basis as follows:

Ground Floor	1,557 Sq.ft
Lower Ground Floor	1,162 Sq.ft
Total	2,719 Sq.ft

### Price

Offers in excess of £395,000.

### Tenure

Freehold.

### Rating

As published on the VOA website the property has a rateable value of £7,900. Subject to the certain conditions qualifying occupiers will benefit from 100% small business rates relief. Further details are available on request.

### Planning

The building currently has planning permission for a garage/MOT station however a change of use was granted to A1 retail in April 2019.

The details of which can be found in this link -

<https://webportal.ribblevalley.gov.uk/planningApplication/31178>

### Legal Costs

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

### Services

All mains services are available to the property.

### Money Laundering Regulations

Please note that we are now required to carry out customer due-diligence on all purchasers once an offer is received whereby we are requested to obtain proof of identity and the address of prospective purchasers.

On receipt of this information we will undertake an anti money laundering check via Smart Search to comply with HMRC's anti money laundering requirements.

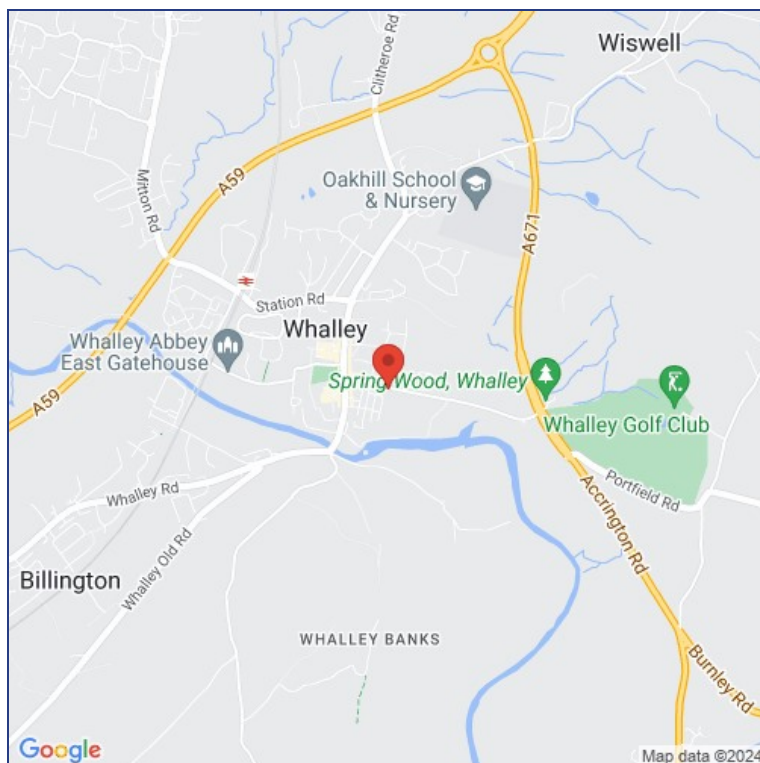
### Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



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