

6 Bridge Street, Accrington, BB5 1HL



# FOR SALE

Use - Retail, Investment

Size - 857 Sq ft

Price - £48,000

- Retail Investment in Accrington Town Centre
- 857 sq.ft
- Highly reversionary
- Prominently situated close to local amenities



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The premises is prominently situated fronting Bridge Street in an established retail area in Accrington town centre.

The property is located close to local amenities such as Tesco, the Town Hall and is surrounded by small local businesses

### Description

The property comprises an attractive stone and brick built semi-detached property believed to have been built in the 1760s

Internally the premises comprises two rooms to the ground floor and two rooms to the first floor. It is currently being used as a photography studio

Externally on street parking is available in the immediate vicinity and there is also a garage which provides one space.

### Accommodation

The net internal area of the property is as follows:

		Size
Ground Floor	Reception	190 sq.ft
	Studio	235 sq.ft
	Back Room	103 sq.ft
First Floor	Room 1	140 sq.ft
	Room 1	179 sq.ft
Total		847 sq.ft

### Price

£48,000

### Tenure

Understood to be freehold

### Lease Terms

The property is let by way of a new 3 years lease at a rental of £2,700 per annum from the 31st May 2024. There is also a mutual rolling break clause with 6 months notice. The lease is held on FRI terms subject to a schedule of condition. Further details are available on request.

### Rating

The property has a rateable value of £3,950 and therefore it is anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

### EPC

An EPC is available on response

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

It is understood that VAT is applicable at the prevailing rate

### Services

It is understood that all main services, with the exception of gas, are connected to the property.

### Anti Money Laundering Requirements

Please note we are now required to carry out customer 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.

### Investment Information

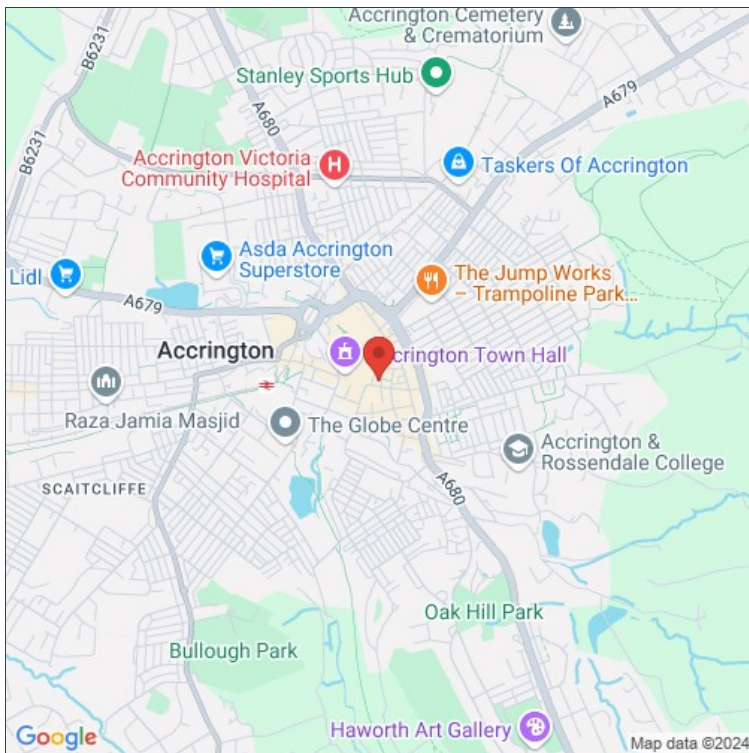
Based on the current rental and purchase price the yield for the property is 6%

However we feel that this is a low rental for a property in this location and based on its specification therefore it is anticipated that a higher rental can be generated on renewal or with vacant possession.

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

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