

FOR SALE

Albion Street/Fort Street, Accrington, Lancashire, BB5 1QW
14,557 Sq Ft



ALBION STREET/FORT STREET, ACCRINGTON, LANCASHIRE, BB5 1QW

- Detached Workshop Premises with Offices
- Excellent location with good access to junction 7 of the M65 motorway
- Established commercial area
- Well maintained accommodation



ALBION STREET/FORT STREET, ACCRINGTON , LANCASHIRE, BB5 1QW

Location

The property is situated on the edge of Accrington town centre but within 1.5 miles of junction 7 of the M65 motorway.

This is an established industrial area but within walking distance of the town centre's facilities including market hall, shops and leisure facilities.

Description

The property comprises a detached workshop premises with offices extending to 14,557 sq.ft.

The original building is of 2 storey stone built construction under a pitched slate roof with a more modern single storey extension added, benefitting from loading access of Fort Street.

The workshop is of single storey steel framed construction with clad brick/blockwalls, under a mono pitched steel profile roof incorporating clear panels.

It has the working height of 9ft 2", 3 roller shutter doors (roller shutter door 1 - 11ft 9" x 10ft 7", roller shutter 2 - 9ft 6" x 9ft , roller shutter 3 - 10ft 10" x 7ft 10") with solid concrete split level floor and lighting. There are ancillary w.c and amenity facilities within this section.

In addition, the workshop area provides a training room, stores, parts and a mezzanine office.

The offices have the benefit of LED lighting, gas central heating, w.c and kitchen facilities. It provides mainly open plan accommodation with several private offices and a boardroom.

Accommodation

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

Ground Floor Workshop/Parts 11,869 sq. ft
Mezzanine Office 291 sq. ft
First Floor Offices 2,316 sq. ft

Total 14,557 sq. ft

Tenure

Understood to be freehold/long leasehold.

Rating

The ratable value of the property is £24,000 with rates payable expected to be in the region of £12,000

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available to the property including a three phase power supply and gas.

EPC

The property has a current EPC rating of E (107). Further details on request.

Good quality manufacturing facility with offices. Easy access to the motorway. Edge of Accrington town centre. Established commercial area.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants 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.

Additional Information

Price

£615,000

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030.

neil@taylorweaver.co.uk

