



Fully Let Retail Parade Investment Producing £47,000 Per Annum

FOR SALE

**CANNON CORNER
CANNON STREET
ACCRINGTON
LANCASHIRE
BB5 2ER**

8,000 Sq Ft (743.2 Sq M)

- Refurbished a couple of years ago to an excellent standard.
- Good range of Tenant mix.
- Established Tenants with potential for rental growth.
- Mix of uses including retail, leisure and care facility.
- Potential income £51,680.

Location

The property is located to the north side of Cannon Street at its Junction with Church Street. This is a well established parade situated within walking distance of the town centre.

Description

A corner property of brick and rendered construction with slate roof finish and flat roofing to part.

The property was refurbished and divided into six self contained retail units approximately 5 years ago. Each property is self contained. The Tenants are a mix of beauticians, a licenced bar / restaurant and care facility, some of which have been in occupation since 2016.

Accommodation

Unit 1 - UPVC double glazed shop front, with suspended panel ceiling with staff WC.

Unit 2 -- UPVC double glazed shop front, with suspended panel ceiling with staff WC.

Unit 3 - UPVC double glazed shop front, with suspended panel ceiling with staff WC.

Unit 4 - UPVC double glazed shop front, with suspended panel ceiling with staff WC.

Unit 5 - UPVC double glazed shop front, comprising of bar and restaurant area, kitchen and rear access zone for deliveries. Also has the benefit of separate male, female and disability WC's.

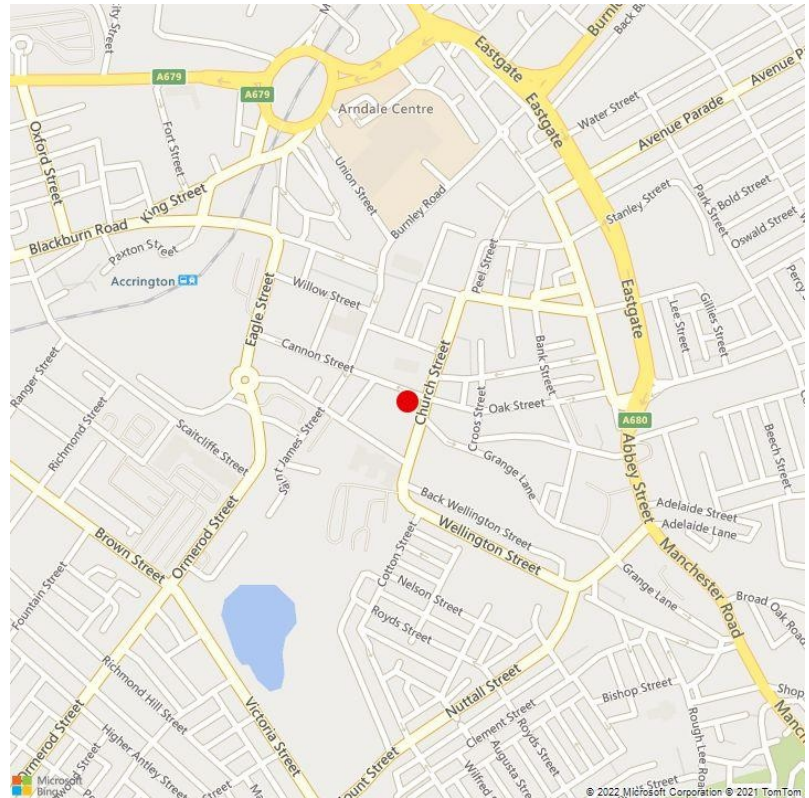
Unit 6 - UPVC double glazed shop front this property is distributed over five floors being two storey to the front and three storey to the rear and includes an integral garage. The property benefits from oil fired central heating, and WC facilities.

Services

The property has the benefit of Oil fuelled central heating mains electric and water.

Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Price

£575,000 (five hundred and seventy five thousand pounds).

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

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

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.