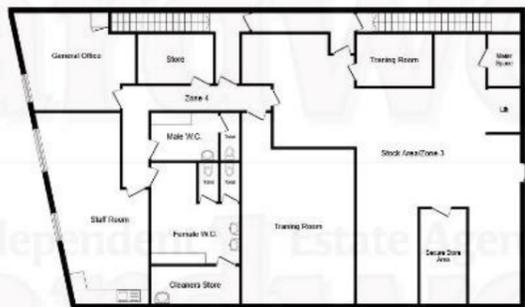


Ground Floor



First Floor

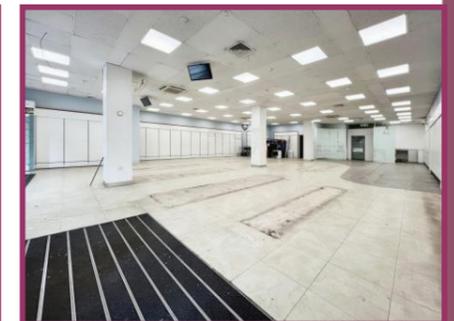
Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

CORNHILL, ACCRINGTON, BB5 1EX



- Circa 4,610 sqft two level premises
- In the pedestrianised town centre area
- Formerly Boots, Costa is closeby
- Double width with twin entrances
- Goods lift and 2 staircases to 1st floor
- Large store room, various offices, staff room
- We are told it was rented at £75,000 until 06/22
- Superb commercial investment opportunity



Auction Guide Price £160,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



A significant commercial property right in the pedestrianised town centre of Accrington, directly opposite Accrington Arndale Centre, and close to prominent High Street retailers, such as; Sports Direct, Greggs, Santander, Costa Coffee, Specsavers etc. This is a significant retail space which was formally, for many years, the home of Boots, who still trade in the town centre nearby. The approximate overall, square footage of both floors extends to around 4,610 square feet according to the Valuation Office measurements. The ground floor of the premises is predominantly an open plan retail specific style with double width and double entrances each with electric shutters and automatic doors, there is a consultation room and kitchenette to the open plan, retail space whilst to the rear in the staff only section is a goods only elevator/lift and an electrical room. To access the first floor there are staircases from both the front, and the rear of the property, as well as the goods lift, on the first floor is a corridor which joins both staircases, complete with fire doors, a large stockroom, complete with racking, a secure storage area, lift motor room, internal storage and workstation room, generous training, room, managers office, additional office, generous kitchen/staffroom and separate ladies and gents bathroom facilities. The property benefits from rear access to a surfaced area for loading. There is town centre car parking within the immediate vicinity, and public transport facilities are nearby. Internally, there are air-conditioning, units, CCTV, cameras, and monitors, and the photographs and video show the, fire and security alarm fixtures and fittings.

The property is going to be auctioned in 22nd May 2024 via our partners Pugh and Co who will be holding the auction and conducting the viewings. Cardwells Estate Agents have provided a walkthrough viewing video

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Energy performance certificate: The Energy Performance Certificate rating is 70, being band C and lasts until 12 March 2028 (certificate number: 0974-4299-9697-2761-1204). The Energy Performance Certificate gives a measurement of 335 square meters/3,605 square feet. Again we encourage all interested parties to satisfy themselves with sizes and measurements prior to bidding as this figure is different to the Valuations Office measurements and total size.

Note: Also included in the sale is the Long Leasehold interest covering neighbouring units. These are Units 1, 2 and 3 of The Broadway and units; 4a, 4b and 6 Cornhill. We understand that these total and income of £750 per annum and the leasehold terms last until 28th August 2836. A 50 Freehold interest We encourage all parties to confirm these details to their satisfaction within the Auction Pack.

Tenure: Long leasehold, held under the terms of a lease for a term of 900 years from the 1st of September 1936, at £650 Fixed for the duration of the term. We encourage all parties to read the auction pack diligently for confirmation of the exact circumstances of the tenure et cetera, perhaps it would be worth seeking guidance from a solicitor if appropriate. In the first instance Will Thompson at Pugh and Co auctioneers is the best person to speak with, 0345 505 1200 or via Will.Thompson@pugh-auctions.com

Important note: Important detail regarding VAT. We are advised that the purchase price will be PLUS VAT, again please seek clarification in the auction pack of this and refer to Mr Thompson with any queries, at the time of writing we have not had confirmation, but encourage you to presume that it is PLUS VAT.

Rateable value: A search on TaxService.gov.uk shows that the rateable value is £28,750 from 1st April 2023, this has significantly reduced from a previous high of £49,500 from April 17 to December 21.

Sizes and measurements: Provided by the valuation office info, please see the photo and video for room specifics.

Ground floor zone A: 67.45 square meters

Ground floor retail zone B: 76.9 m²

Ground floor retail zone C: 71.05 m²

Ground floor retail zone : 9.92 m²

First floor internal storage A: 116.33 m².

First floor internal storage B: 86.67 m²

Total floor area: Giving a total floor area of 428.32 m²/4,610 square feet

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or

appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

