



**HYNDBURN**

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**TO LET**

**SHOP PREMISES**

**4 BROADWAY ACCRINGTON BB5 1EY**



Above: Looking at the shop front – roller shutters are raised above windows.

## **Description**

The property is a ground floor and basement retail unit located on Broadway one of Accrington's main shopping thoroughfares through the town centre.

The main ground floor retail area is 850 ft<sup>2</sup> or 79 square metres currently fitted out with light wood interior with ceramic tile floor. There is a toilet, wash hand basin and separate kitchen area at the rear of the unit with rear access doors to a service yard for loading.

There is a 600 ft<sup>2</sup> or 56 square metre basement to the unit which is accessed via stairs from the retail area, which could be used as a store or additional retail area.



Above: Views inside the shop : ground floor retail and basement area .

## **Uses**

The unit currently has A1 general retail use. The unit could also be used for a wider variety of retail or office based uses subject to acquiring the necessary consents. Prospective tenants should make their own enquiries to satisfy themselves that the property is suitable for their intended use.

## **Location**

The premises are located off Blackburn Road next to the Town Hall and Municipal Buildings at the start of Broadway pedestrianised boulevard which runs through Accrington Town Centre, an area which is frequently used throughout the year for special events and special markets generating additional interest and footfall close to the premises. The shop unit is approximately 5 minutes' walk from the new bus station – with buses to Manchester Blackburn and Burnley ; 10 minutes' walk from the railway station- with trains to Manchester, York and Blackpool and a mile from the M65 motorway which links to the M61 and M6. Accrington has a multi-storey car park nearby and there are several surface car parks close by - some parking is free.



### **Buildings Insurance & Service Charge**

The property is subject to an annual buildings insurance and a service charge which covers the charges and upkeep of common parts of the building. The current charge for the 2016/2017 period is £ 150 per annum buildings insurance and £300 per quarter for the Service Charge (amounts may be subject to change).

### **Business Rates**

Rates payable 2016/2017 £13,200 per annum

Business Rates are subject to changes please telephone Hyndburn Borough Council Business Rates (01254) 380287 for more information.

### **Lease Terms**

The proposed rental is £15,000 per annum ONO - exclusive of other outgoings

Lease terms will be agreed by negotiation with the landlord medium to longer term leases available to interested parties. All new lettings are subject to the receipt of satisfactory references.

### **Help for New Businesses**

Help may be available for new and developing companies please contact :

Regenerate Pennine Lancashire Tel. 0800 612 2029 [www.regeneratepl.co.uk](http://www.regeneratepl.co.uk).

Also the Hyndburn Enterprise Trust Tel. 01254 600625 or visit their website  
[www.hyndburnenterprisetrust.co.uk](http://www.hyndburnenterprisetrust.co.uk)

### **Surveyors and Legal Fees**

The ingoing tenant is responsible for the landlord's reasonable legal and surveyors costs in connection with the leasing of the premises.

### **Enquiries**

For further information please contact :

Hyndburn Borough Council Corporate Property

Scaitcliffe Hse

Ormerod Street

Accrington

Lancashire

BB5 0PF Tel. 01254 388 111 e-mail - [corporateproperty@hyndburnbc.gov.uk](mailto:corporateproperty@hyndburnbc.gov.uk)

**Please Note:** The information provided in these particulars is set out as an outline only, for guidance and does not constitute an offer or part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them. Details last updated November 2016