



HYNDBURN

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TO LET

**Secure Storage Compound Ranger Street
(Off Brown Street) Accrington BB5 0RL**



(Above: Looking at the compound from Crown St. NB Buildings not included in the letting)

Description

The site is 1700 square metres currently enclosed with a metal 2.2 metre spiked palisade fence. The site is mostly surfaced with a HGV compatible concrete oversite and has a walled concrete area which could be adapted as a separate secure area within the compound. The site could lend itself to a variety of uses subject to obtaining the necessary consents.

Date: 14 September 2016

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Ordnance Survey LA 100022321

Title: Ranger Street Compound Accrington



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Scale: 1:500

Plan not to scale

Location

The site is located just off Brown Street in Accrington in a long established industrial area close to Accrington town centre. The site is strategically placed to access local markets e.g. Gt.Harwood, Blackburn, Huncoat and a short distance from motorway links M65, M61 and M6. The nearest railway station is on Eagle Street 15minutes walk away which is regularly served by local and regional trains. The site is close to local bus routes with frequent services.

Business Rates

Rates payable 2016/2017 £6,171 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 £14,500 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.

Also the Hyndburn Enterprise Trust Tel. 01254 600625 or visit their website 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.



Above: View inside the yard. Concrete storage compound on the left of the photo.

Enquiries

For further information please contact :

Hyndburn Borough Council Corporate Property

Scaitcliffe Hse

Ormerod Street

Accrington

Lancashire

BB5 0PF Tel. 01254 356 144 e-mail - corporateproperty@hyndburnbc.gov.uk

You are advised to seek your own independent professional property and legal advice before entering into any legally binding contract.

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