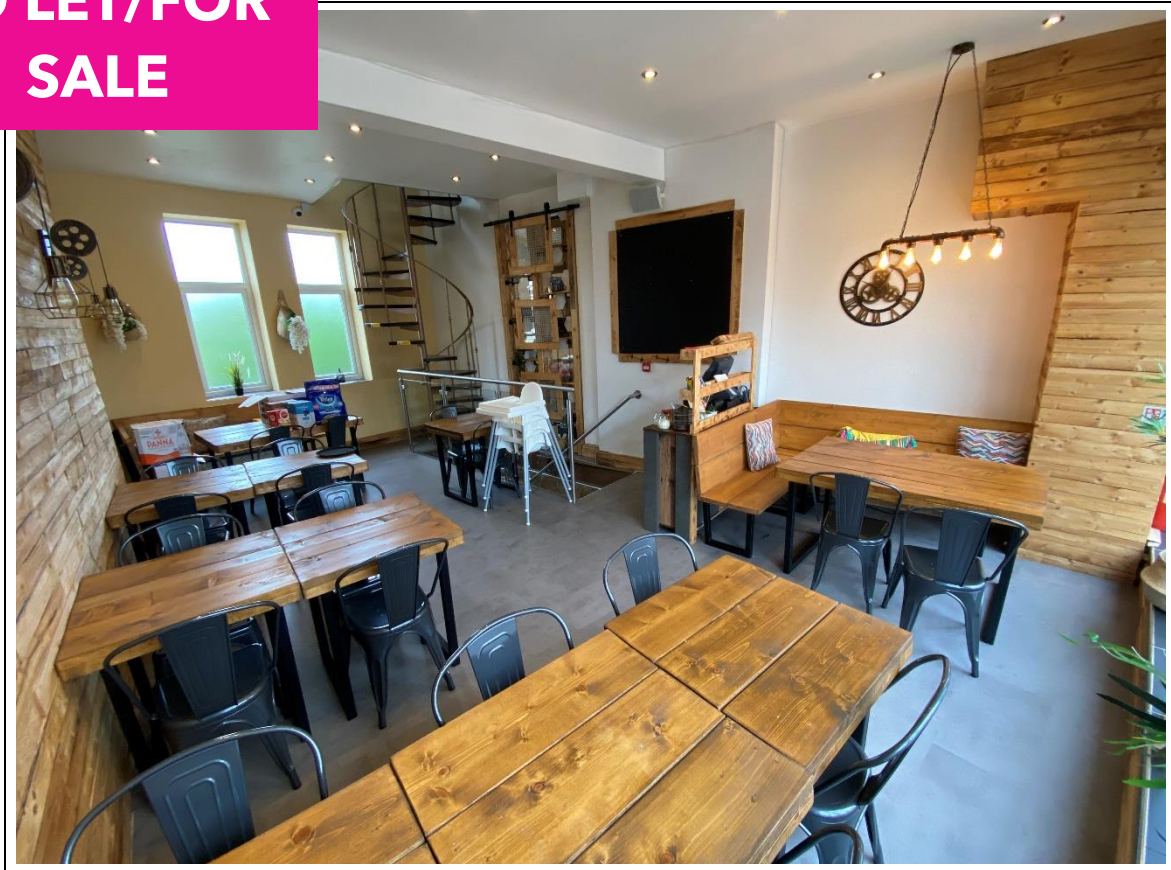


**TO LET/FOR
SALE**



Fully equipped four storey town centre restaurant

3 Blackburn Road, Accrington, Lancashire, BB5 1HF

- ❁ Four storey town centre restaurant
- ❁ Close to Argos, J D Wetherspoons and Accrington Town Hall
- ❁ Fixtures and fittings available by way of separate negotiation
- ❁ Highly prominent building with good natural light available for immediate occupation
- ❁ Busy location close to the junction with Blackburn Road and Abbey Street
- ❁ Modern finish ideal for restaurant/cafe/bar subject to obtaining the necessary planning consent
- ❁ Stone building with accommodation arranged over four floors extending to over 1,200 sq ft
- ❁ Free Business Rates for eligible occupiers

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Blackburn Road in Accrington town centre close to the junction with Abbey Street.

The premises is in a prominent position close to Argos, J D Wetherspoons, The Town Hall and various national and independent retailers.

Accrington is a town in the borough of Hyndburn lying approximately four miles east of Blackburn and six miles west of Burnley and with a population of approximately 35,000 residents.

Description

A stone built town centre former restaurant premises in a prominent position close to Wetherspoons, Argos and Accrington Town Hall.

The property has its accommodation arranged over four floors and has previously been used as a restaurant with seating at first floor level.

The property comprises of an open kitchen on the ground floor with WC facilities to the rear. The lower ground floor is arranged as a washroom with walk in refrigerator. The first floor comprises of a large seating area with two offices and toilets on the second floor.

The property has traded in the past as a restaurant and the landlords are prepared to sell the fixtures, fittings and equipment at a figure of £12,000.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Lower Ground Floor			
Washroom and refrigeration	3.5m x 3.4m	128.09	11.9
Washroom and refrigeration	3.2m x 2.9m	99.88	9.28
Ground Floor			
Open kitchen, bar and toilets	4.9m x 7.3m	385	35.77
First Floor			
Seating area	4.7m x 7.2m	364.2	33.83
Second Floor			
Two offices and WC	4m x 5.5m	236.8	22
GIA		1,213.9	112.77

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at an exclusive rent of £12,000 per annum.

Purchase price

The property is also available for sale at a figure of £125,000.

Vat

The rent quoted is exclusive of VAT which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value is £5,900 per annum.

The prospective tenant may benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the occupiers are to be responsible for all services connected to the property including water rates and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective purchaser's/tenants responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

Viewings

Please contact the agents:

Ben Watson
01282 428486
ben@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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