

Retail or Leisure Opportunity

To Let - 5,000 sqft

Hyndburn Road, Accrington, BB5 1QF



- Farmfoods & Domino's Pizza – Now Open.
- Adjacent to existing VUE cinemas and McDonalds.
- 5,000 sqft (464.5 sqm) available.
- Situated in the centre of Accrington, population of 35,000.
- Benefits from A1 and D2 Consent.

Location

Accrington has a town population of 35,000 with an urban area population of 70,000. It is situated in central Lancashire, 4 miles east of Blackburn and 6 miles west of Burnley. Accrington town centre is situated 2 miles from junction 7 of the M65 motorway.

The site is located in the centre of Accrington on the A679, circa 100m from Accrington rail station.

The site is adjacent to VUE Cinemas and a McDonalds Drive Thru'. Nearby occupiers include B&M, Asda, Matalan and Aldi.

Accommodation

The premises comprise a stripped out former bowling centre but following recent deals with **Farmfoods (open), Domino's (open) and under offer to a Gym operator (5,000 sqft)** the remaining space available extends to the following approximate gross internal area:

Demise	Sq Feet	Sq. Metres
Ground Floor	5,000	464.5

Lease

The unit is offered on a new FRI lease, subject to an upwards only rent reviews, for a term of years to be agreed.

Rent

Price available upon application.

Planning

The unit benefits from a Class A1 (Retail) and D2 (Assembly and Leisure) Planning consent (App No: 11/15/0350), but is subject to planning to create a 5,000 sqft unit, which would be a suit leisure/retail operator.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £114,000 for the former Bowl Unit (22,092 sqft). Interested parties are advised to make their own enquiries with the Local Authority.

Service Charge

There will be a service charge, the budget is approximately £0.30p per sqft, subject to change.

EPC

Energy Performance Asset Rating - D95 (for the existing Bowl unit), an EPC will be provided for the subject unit.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

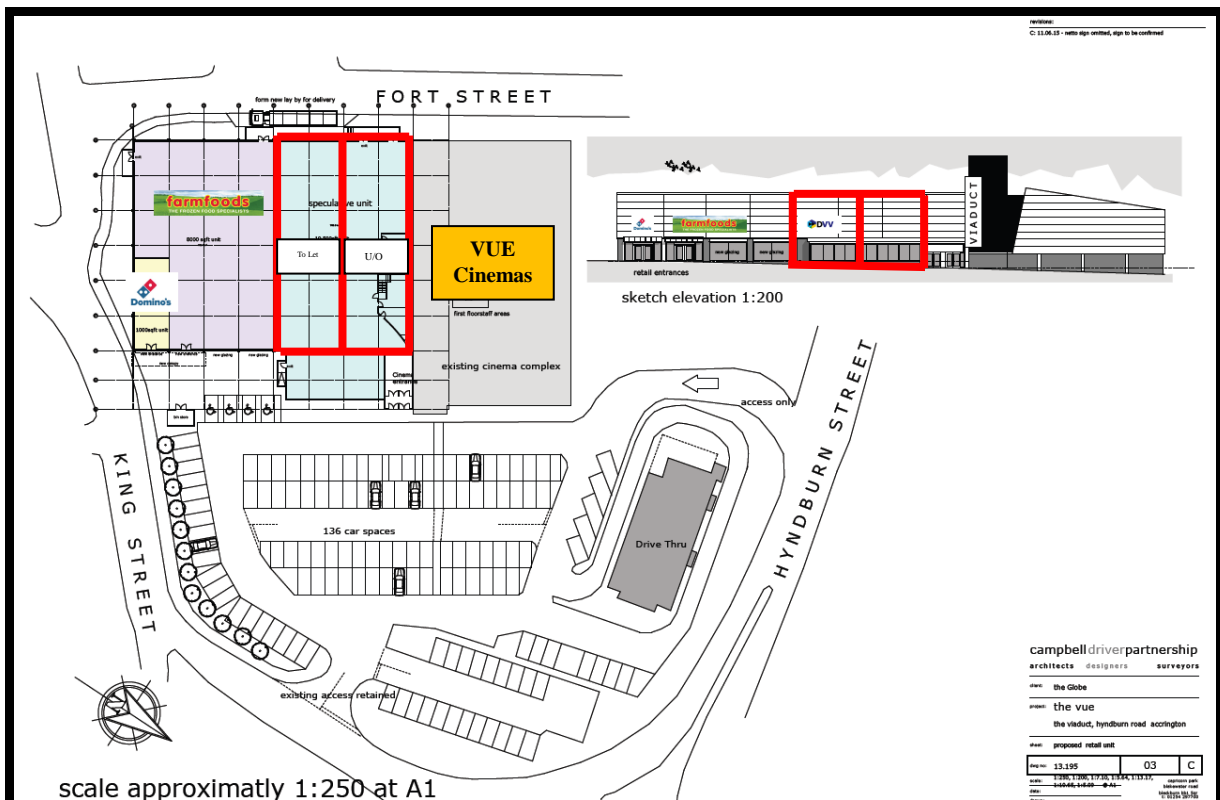
Viewing

All viewings are strictly by prior appointment:

WSB Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH
Tel: 0113 234 1444

Contact: Adam Mobley/John Reid
E-mail: amobley@wsbproperty.co.uk
jreid@wsbproperty.co.uk

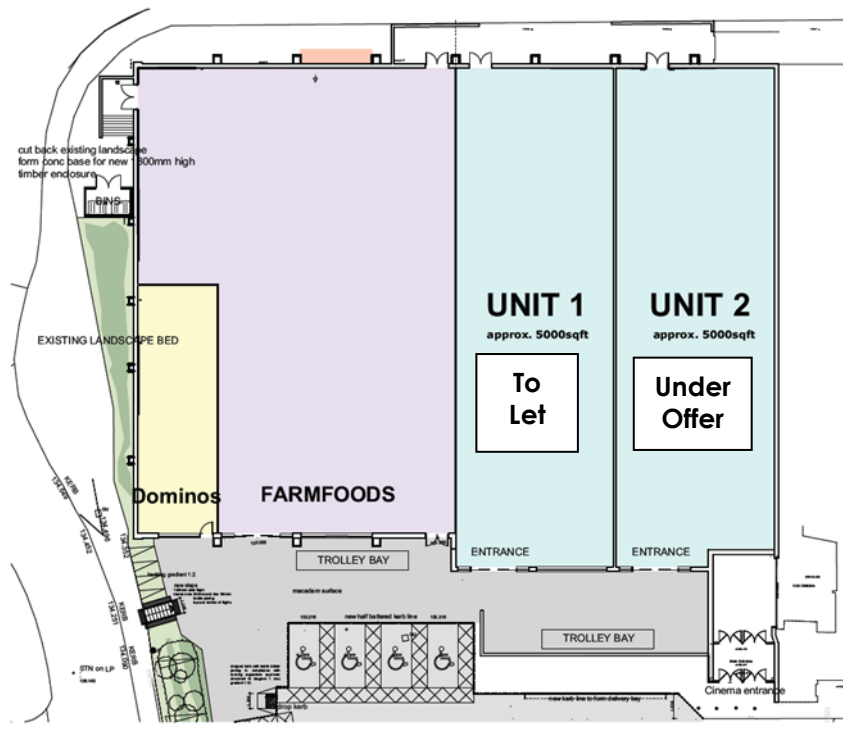
Subject to Contract - Details prepared June 2017



(Not to Scale)



(Indicative purposes only)



(Not to Scale)

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