

TO LET



A workshop/storage unit extending to 650 sq ft

Workshop Unit, Victoria Works, Mount Street, Accrington, BB5 0PG

- ✿ Stone built workshop premises in established commercial location
- ✿ Main road position suitable for various uses
- ✿ Free business rates for eligible tenants
- ✿ Property available for immediate occupation
- ✿ Well positioned within a 10 minute drive of connections to the M65 motorway
- ✿ Competitive rental terms and no VAT payable
- ✿ Ideal storage/workshop space with good lighting and windows fronting Mount Street

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

Location

The unit is located facing the main road on Mount Street which is just off Victoria Street on the outskirts of Accrington Town Centre.

The factory complex is located in the Borough of Hyndburn which has a population in excess of 80,000 residents and is only a 10 minute drive from Junction 7 of the M65.

Description

A ground floor workshop/storage unit in a main road position on the edge of Accrington Town Centre.

The property offers open plan workshop accommodation and is ideal for storage or manufacturing uses.

The property has good natural light fronting Mount Street and benefits from free business rates for eligible tenants.

Externally there is a large car park providing off street car parking for prospective tenants.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	650	60.38

Rent

£325 pcm

Vat

Whiteacres have been advised that the property is not elected for VAT.

Business Rates

A prospective tenant may be eligible for 100% discount within the government Small Business Rates Relief initiative but must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

Outgoings

In addition to the rent and the business rates the incoming tenant is to be responsible for all services connected to the property including water rates.

Services

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

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

