



INVESTMENT OPPORTUNITY FULLY LET PRODUCING £55,760 PER ANNUM

FOR SALE

1, 3, 5 & 7 Broadway and 5 Union
Street
Accrington
Lancashire
BB5 1JY

Size: 621 sq.m (6684.2 sq.ft)

- Fully tenanted investment comprising three retail units and Barclays Bank.
- Within close proximity to Accrington Bus and Railway stations.
- Close to all local town centre amenities.

LOCATION

The properties are located on the corner of Broadway and Union Street within Accrington town centre. Accrington bus station and railway stations are in close proximity and the M65 motorway is a short drive away.

Accrington town centre has seen considerable investment from the local authority in recent years and has the benefit of free two-hour town centre car parking.

DESCRIPTION

This fully let retail investment comprises three retail units and Barclays bank.

The properties are of traditional stone construction beneath a flat asphalt roof, with a shared yard to the rear providing refuse storage.

The three retail units fronting Broadway are ground floor only, with 1 Broadway having the benefit of a large cellar. Barclays Bank occupy the ground floor to the Union Street elevation and the first and second floors above Union Street and Broadway.

ACCOMMODATION

1 Broadway	30.3 sq.m	326.0 sq.ft
3 Broadway	41.4 sq.m	445.6 sq.ft
4-7 Broadway	88.3 sq.m	950.4 sq.ft
5 Union Street	461.0 sq.m	4,962.2 sq.ft
GIA	621.0 sq.m	6,684.2 sq.ft

TENANCIES

All properties are let by way of a FRI lease as follows:

1 Broadway - £6,900 p.a 3 year lease to 28.06.23.

3 Broadway - £4,560 p.a.3 year lease to 13.02.23

5-7 Broadway - £5,700 p.a. 3 year lease to 13.02.23

5 Union Street - Let to Barclays Bank at a passing rent of £38,600 p.a. by way of a 20 year lease to 14.01.27 with an upwards only rent review in 2022.

SERVICES

The property has the benefit of water, electricity and mains drainage.

SERVICES RESPONSIBILITY

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

BUSINESS RATES

We are informed by the Valuation Office Agency website that the properties have the following Rateable Values:

1 Broadway	-	£5,900
3 Broadway	-	£4,200
5-7 Broadway	-	£8,900
5 Union Street	-	£43,750

PRICE

£600,000 subject to contract.

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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