



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

ENGINEERING WORKS
WITH REDEVELOPMENT POTENTIAL
SUBJECT TO PLANNING

APPROX 1,098 SQ M (11,815 SQ FT)
ON A SITE OF APPROX 0.16 HECTARES (0.40 ACRES)



JACOB STREET/GRANGE LANE
ACCRINGTON
BB5 1HU

Description

The property comprises an engineering works, with outbuildings and car parking, providing approximately 1,098 sq m (11,815 sq ft) of office, workshop and storage accommodation.

The property has car parking and a service yard area and loading access off both Jacob Street and Grange Lane, providing potential for subdivision.

The site area extends to approximately 0.16 ha (0.40 acres).

Location

The property is situated on Jacob Street with a secondary frontage to Grange Lane, in a mixed commercial area on the southern edge of Accrington town centre.

The property adjoins terrace housing and Broad Oak Water.

Planning

The property is suitable for a variety of commercial uses as configured, or subdivided and also has potential for residential redevelopment, subject to planning approval.

Rating

The property is assessed as "Factory & Premises" at a Rateable Value of £11,000.

The Uniform Business Rate for 2018/19 is 49.3 pence.



Services

The property has three phase electricity and a mixture of gas and oil fired heating.

Tenure

The property tenure is Freehold.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the Freehold interest.

Energy Performance

An EPC & Recommendation Report may be downloaded from www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT**