

**Lot 30, Plot 2, Units 1-10, Walmsley Court, Petre Road, Clayton Le Moors, Accrington,  
Lancashire BB5 5JQ**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Ground Rent Investment

- 10x Ground leases with an unexpired term of approximately 86 years
- 5 yearly upward only Rent Reviews to the greater of the minimum rent or 3% of the Rack Rental value of the buildings
- Total Approx. floor area of 2,901.05 sq m (31,226 sq ft)
- Total site area of approximately 1.05 Ha (2.60 acres)
- Established industrial & business park location
- Excellent motorway access via junction 7 of the M65

#### Lot

30

#### Auction

16th July 2026

#### Rent

£2,866 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 5.5 miles east of Blackburn, 25 miles north of Manchester  
**Roads** M65, A56, A680  
**Rail** Accrington Railway Station  
**Air** Manchester Airport

### Situation

Clayton Business Park is a busy and well established industrial and commercial location, situated approximately 1 mile north east of Accrington town centre and immediately south of Clayton Le Moors. The locality is strategically situated immediately north of the M65 motorway (Junction 7) providing easy road communications to the major north-west cities including Blackburn, Preston and Manchester.

The property is situated on the eastern side of Petre Road within Walmsley Court.

### Tenure

Freehold.

### Description

The property comprises a site area of approximately 1.05 Ha (2.60 Acres) upon which is constructed three terraces of industrial units totalling ten units each benefitting from a vehicle access loading door. Two of the terraces have an eaves height of approximately 4.25m (14ft) with the third terrace at approximately 3.50m (11.5ft). The property benefits from a central service yard with associated car parking. The demise also includes a section of Petre Road which is an Adopted Public Highway.

### VAT

VAT is applicable to this lot.

### Note

Plot 1, Plot 3 Unit 4, Plot 4 Units 1-7, Plot 7 Units 5&7 are to be offered separately as lots 32, 28, 29, 31.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Unit 1	Ground	Industrial	117.90	(1,269)	INDIVIDUAL	125 years from 25/03/1987 until 2112	£165.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £110.63 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 2	Ground	Industrial	116.50	(1,253)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£162.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £110.63 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 3	Ground	Industrial	116.50	(1,253)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£110.64	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £110.63 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 4	Ground	Industrial	116.80	(1,257)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£110.64	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £110.63 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 5	Ground Mezzanine	Industrial Ancillary	471.20 51.60	(5,071) (555)	INDIVIDUALS	93 years 4 months from 23/11/2018 until 2112	£540.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £412.50 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 6	Ground Mezzanine	Industrial Ancillary	232.40 11.70	(2,501) (125)	INDIVIDUAL	125 years from 25/03/1987 until 2112	£305.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £213.75 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 7	Ground Mezzanine	Industrial Ancillary	420.70 11.00	(4,528) (118)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£490.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £371.25 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 8	Ground	Industrial	320.80	(3,453)	CICELEY GROUP EXECUTIVE PENSION FUND	125 years from 25/03/1987 until 2112	£294.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £294.00 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 9	Ground	Industrial	233.30	(2,511)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£273.76	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £273.76 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 10	Ground Mezzanine	Industrial Ancillary	462.75 217.90	(4,980) (2,345)	INDIVIDUAL	125 years from 25/03/1987 until 2112	£412.58	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £412.50 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)

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Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
<b>Total approximate floor area</b>			<b>2,901.05</b>	<b>(31,226)</b>			<b>£2,863.62</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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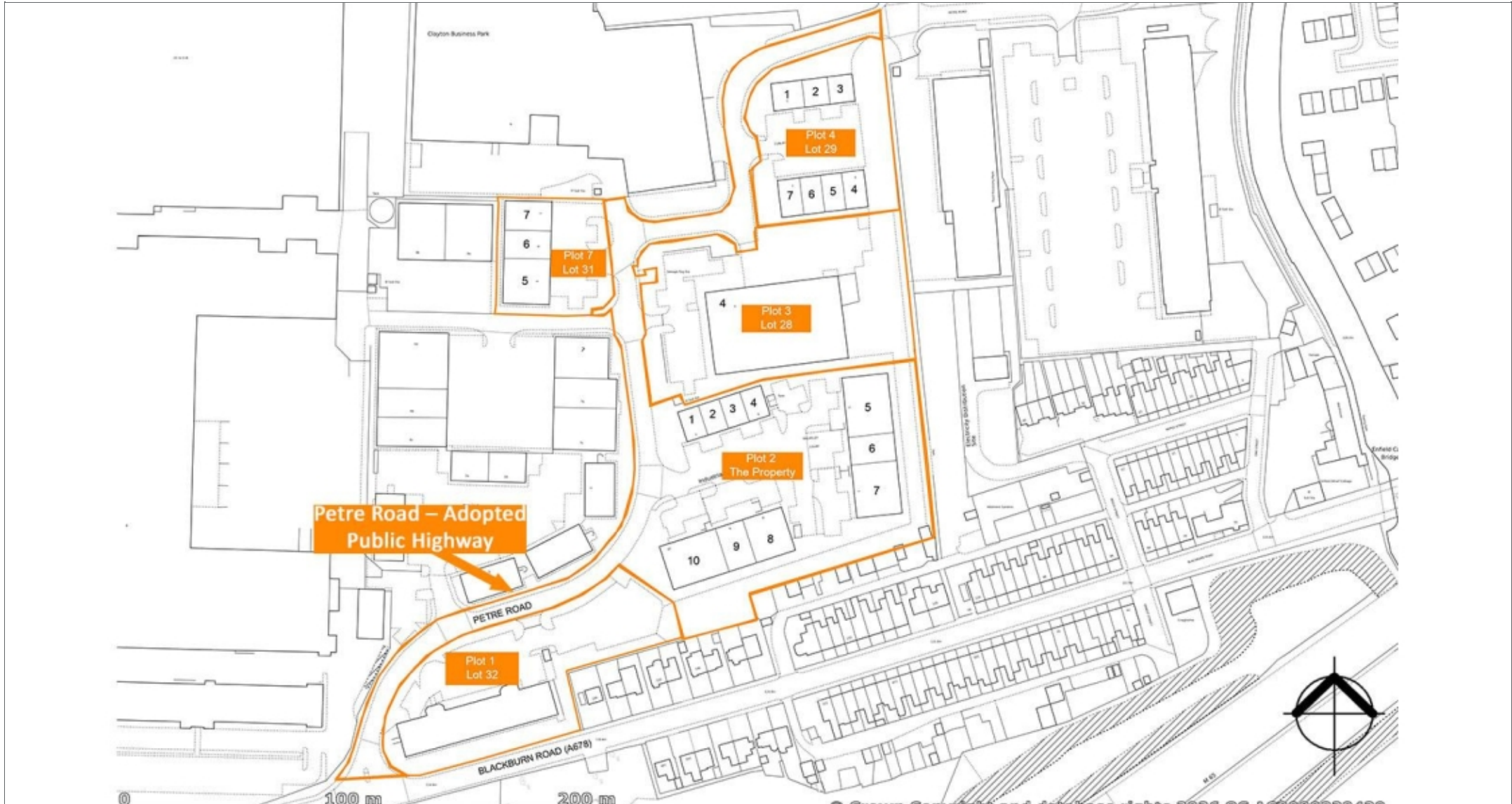
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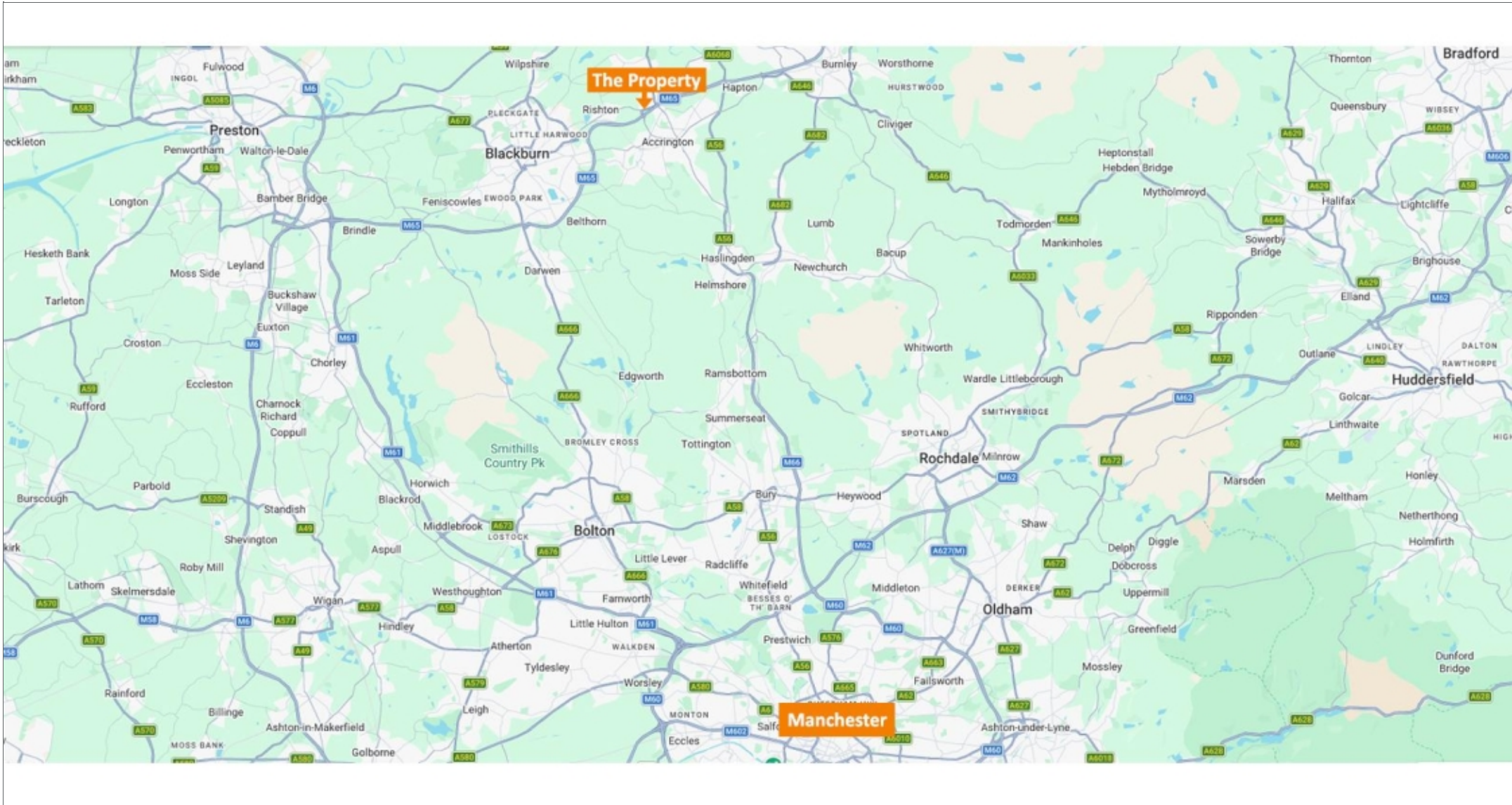
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## Contacts

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