

Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Ground Rent Investment

- Let for an unexpired term of 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
- Approx. floor area of 929.90 sq m (10,008 sq ft)
- Total site area of approximately 0.42 Ha (1.04 acres)
- Approx. 24% site coverage
- Established business park location
- Excellent motorway access via junction 7 of the M65

Lot 29 **Auction** 16th July 2026

Rent £1,220 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 Cunliffe Court.

Tenure

Freehold.

Description

The demised property comprises a site area of approximately 0.34 Ha (0.84 Acres) upon which is constructed seven light industrial units each benefitting from a vehicle access loading door and an eaves height of approximately 4 metres, with associated car parking. The property also includes a separate strip of land to the east and north equating to approximately 0.08 Ha (0.20 Acres).

VAT

VAT is applicable to this lot.

Note

Plot 1, Plot 2 Units 1-10, Plot 3 Unit 4, Plot 4 Units 4-7, Plot 7 Units 5&6, Plot 7 Unit 7 are to be offered separately as lots 32, 30, 28, 31.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reviews
Unit 1 Unit 2 Unit 3	Ground Ground Ground	Industrial Industrial/office Industrial/office	139.80 116.40 110.70	(1,504) (1,252) (1,191)	MILLER & BROWN PROPERTIES LIMITED (CRN: 06051028)	125 years from 25/03/1987 until 2112	£500.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £419.00 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 4 Unit 5 Unit 6 Unit 7	Ground Ground Ground Ground	Industrial Industrial Industrial Industrial	143.70 139.50 139.40 140.70	(1,546) (1,501) (1,500) (1,514)	INDIVIDUAL	125 years from 25/03/1987 until 2112	£720.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £628.00 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)
Strip of Land to the east and north of Plot 4	-	Land	0.08 Ha	(0.20 acres)	VACANT POSSESSION	-	-	-
Total Approximate Floor Area			929.90	(10,008)			£1,220.00	

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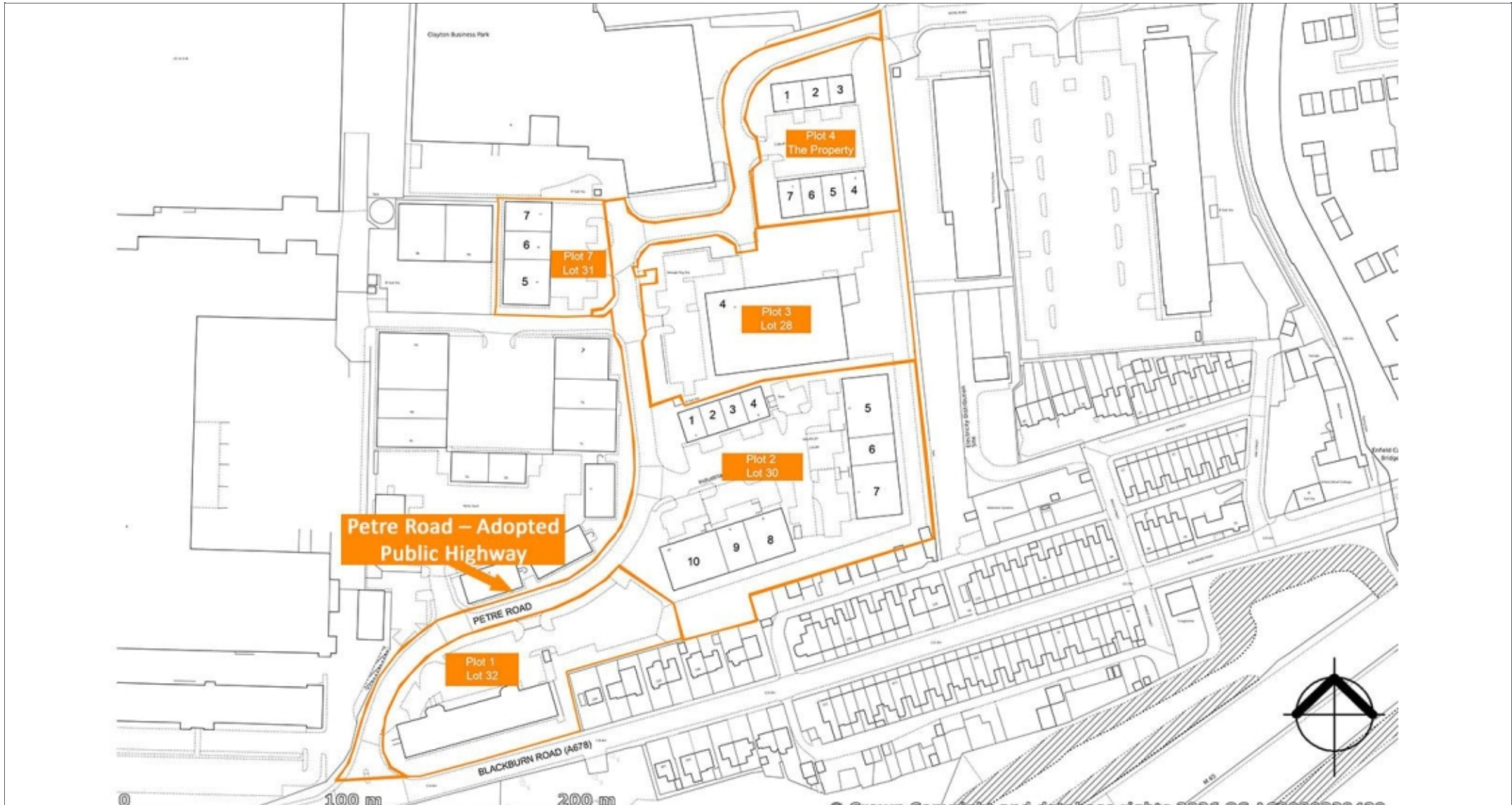
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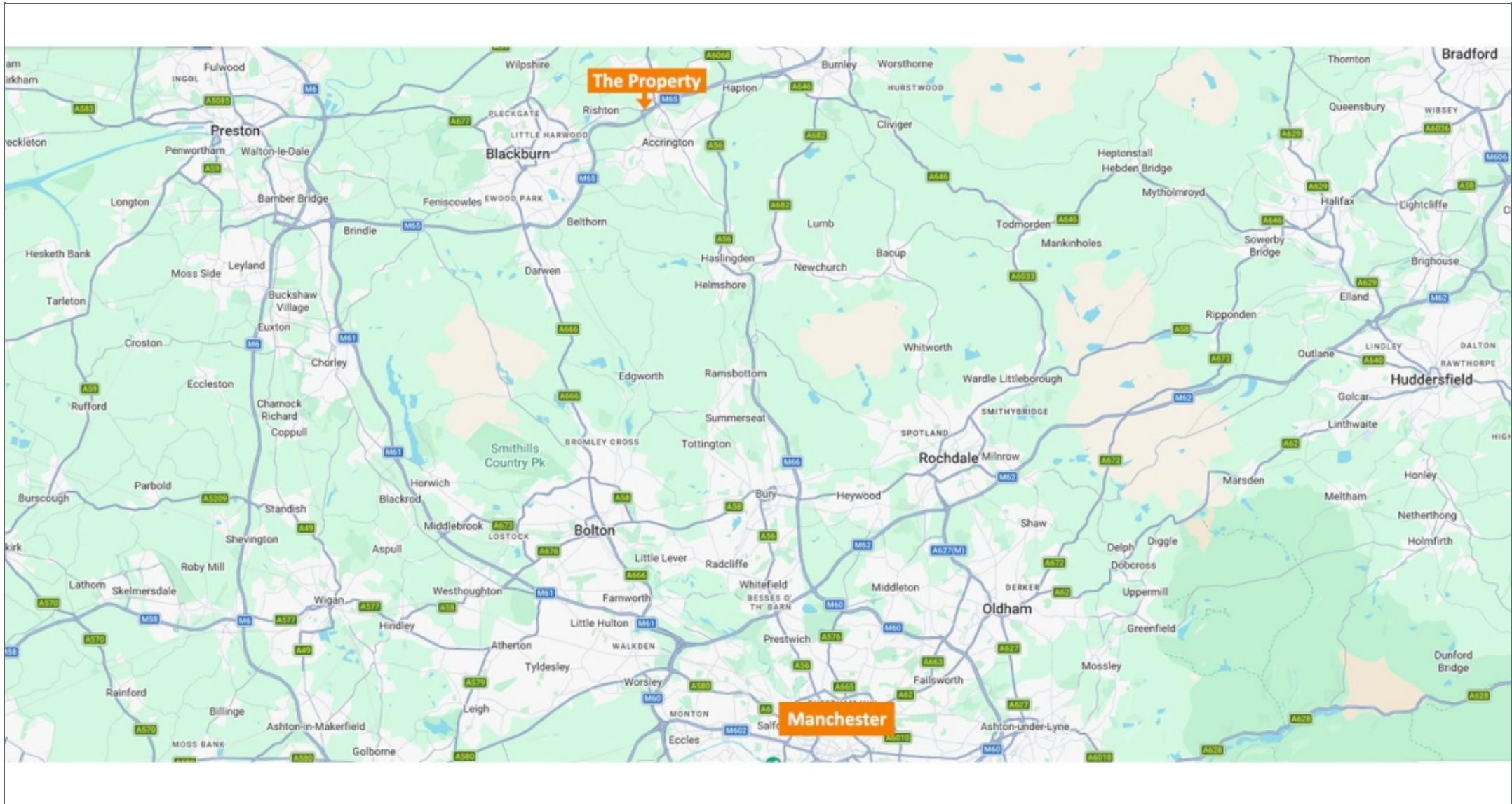
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