

23 Union Street Accrington, Lancashire BB5 1PL

lot 109

Town Centre Retail Investment

- Let to Subway Realty Limited on a new 10 year lease (subject to option)
- Directly opposite the Accrington Arndale Shopping Centre in the heart of the town centre
- Adjacent to the town's recently developed bus station
- Neighbouring occupiers include Marks & Spencer, Holland & Barrett, Boots Optician and the entrance to the new bus station

Rent
£16,000 per
annum
exclusive



Location

Miles: 20 miles east of Preston
20 miles north of Manchester
Roads: A56, M66, M56
Rail: Accrington Railway Station
Air: Manchester Airport, Leeds Bradford International Airport

Situation

The property is situated on the west side of Union Street opposite the Accrington Arndale Shopping Centre, in the heart of the town centre and benefits from increased pedestrian flow being immediately adjacent to the entrance to the town's recently developed bus station, directly at the rear of the property. Neighbouring occupiers include Marks & Spencer, Holland & Barrett and Boots Optician.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from rear access off Crawshaw Street.

Tenure

Freehold and Virtual Freehold.
Part of the property is held for a term of 999 years from 15/09/1787.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term.	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail	109.80 sq m	(1,182 sq ft)	SUBWAY REALTY LIMITED (t/a Subway)	10 years from 26/07/2016 on a full repairing and insuring lease (i)	£16,000	26/07/2021
	Ancillary	45.52 sq m	(490 sq ft)				25/07/2026
	155.32 sq m		(1,672 sq ft)				
						£16,000	

(i) The lease provides for a tenant option to determine the lease on 26/07/2021.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855
Email: john.mehtab@acuitus.co.uk
Alec Linfield
Tel: +44 (0)20 7034 4860
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Forbes Solicitors
Ground Floor, Oak House, 28 Sceptre Way, Walton Summit, Preston, PR5 6AW
Tel: +44 (0)1772 220 022
Email: mohassan.mehmood@forbessolicitors.co.uk
Ref: Mohassan Mehmood

