



To Let Various Treatment Rooms and Office Suites with on site parking available.

7 Cannon Street, Accrington, Lancashire, BB5 1NJ

109.9 - 170.64 ft² (10.21 - 15.85 m²)

- Would suit a variety of uses
- Bills Included
- Parking available to the Rear
- Ground and first floor units available
- Class E use

Description

The property comprises an attractive mid terraced office building constructed of brick and dressed stone built walls under a pitched slate roof.

The accommodation is arranged on the ground and first floor, providing predominantly private offices/treatment rooms with a basement offering storage space. It has the benefit of gas fired central heating, carpeted floors and light fittings throughout.

To the rear of the ground floor is a kitchen together with male and female toilet facilities.

Would suit a variety of businesses. Situated within a parade of other businesses across an established nursery. Other occupiers within the building include a baby scan company. All bills included

Parking is available at the rear accessed from Paradise Street.

Location

Situated on Cannon street, the property occupies a position in the center of Accrington, close to the main amenities and facilities of the town.

The property is surrounded by a mix of commercial units which include a range of professional companies including Haworth & Nuttall, Farleys Solicitors, Tesco and Quadra Solutions Ltd.

Accommodation

The property provides various suites which area available and ranging from 109.90sq ft (10.21m sq) to 170.64 sq ft (15.85m Sq)

Rent and Lease Terms

£300.00 Per Calendar Month

inclusive of all outgoing, except for Business Rates, payable monthly in advance.

The lease is for a minimum term of 12 months.

A deposit equivalent to one months rent will also be required.

Planning Use

Class E Use

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate.

Business Rates

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

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