



SITUATION

Located at the junction with Blackburn Road, opposite the Town Hall, within this busy town centre amongst such multiple retailers as **Select, Poundland, Peacocks, Halifax, EE, Greggs, Wilko, Sports Direct** and many others, whilst also being a short distance from the **Arndale Shopping Centre**.

Accrington enjoys easy access to the M65 (Junction 7) via the A6185 and is situated midway between Blackburn to the west and Burnley to the east, approximately 20 miles north of Manchester.

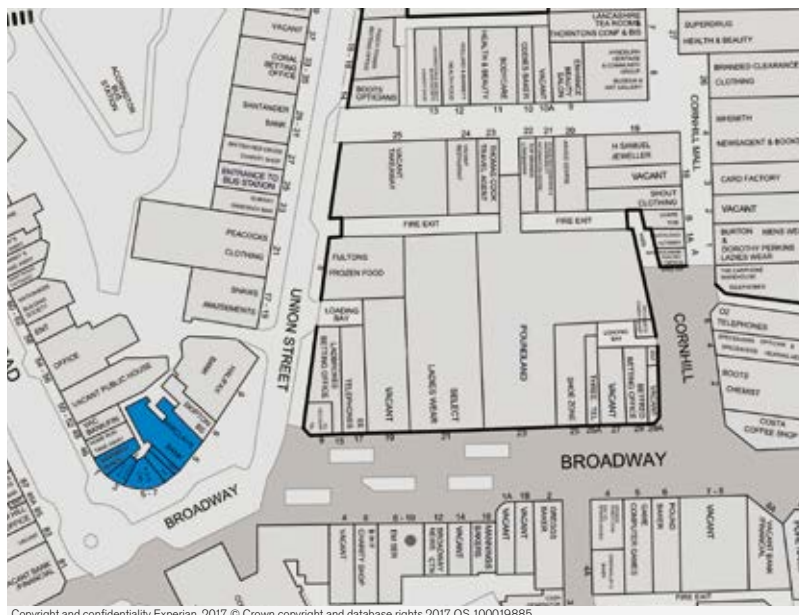
PROPERTY

A substantial corner building comprising a **Ground Floor Bank** with **Basement Storage** and internal access to **Offices/Ancillary Accommodation** at first and second floor levels, running above Nos. 1-7 Broadway. In addition, there are **3 Ground Floor Shops** (one of which includes a **Basement**).

VAT is NOT applicable to this Lot

TENURE

Majority Freehold. A small part of this Title is held on a 999 year Leasehold – see Legal Pack.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 Union Street (Ground Floor Bank, Basement, First & Second Floors)	Ground Floor Bank Gross Frontage 43'4" Internal Width 29'1" Bank Depth 56'9" Banking Hall Area Approx. 1,175 sq ft Basement Storage/Vault Area Approx. 465 sq ft First Floor Offices/Ancillary Area Approx. 1,135 sq ft plus Storage & Staff WCs Second Floor Offices/Ancillary Area Approx. 1,595 sq ft Total Area Approx. 4,370 sq ft	Barclays Bank plc (T/O for Y/E 31/12/17 £26.7bn, Pre-Tax Profit £3.16bn and Shareholders' Funds £65.7bn)	20 years from 15th January 2007	£38,600	FRI subject to a schedule of condition. Rent Reviews December 2018 & 2023. Tenant's Break 2022.
Nos. 5/7 Broadway (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 33'4" Internal Width 29'3" reducing to 12'0" Shop Depth 23'3" (max) Built Depth 29'2" External WC Basement Area Approx. 200 sq ft	M. Tahir (Convenience Store)	2 years from 1st June 2018	£5,700	FRI
No. 3 Broadway (Ground Floor Shop)	Gross Frontage 16'4" Internal Width 13'8" (max) Shop Depth 21'8"	S. Bashir (Barbers) (with Guarantor)	2 years from 26th January 2018	£4,320 (rising to £4,560 in January 2019)	FRI
No. 1 Broadway (Ground Floor Shop)	Gross Frontage 15'6" Internal Width 13'3" reducing to 6'8" Shop Depth 34'9"	J. Baron (Sandwich Shop)	1 year from 22nd June 2018	£6,950	FRI
				Total: £55,570	

¹Not inspected by Barnett Ross. Areas taken from VOA.

£55,570 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

ELS Legal

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