



**SITUATION**

Located within the heart of the town centre, adjacent to **Age UK** and **Thomson** directly opposite the Market Hall having markets outside on Tuesday, Friday and Saturday as well as being within close proximity to the town's main Bus Station. Other nearby multiples include **NatWest**, **Nationwide**, **Brighthouse**, **William Hill**, **Betfred** and **Barclays**.

Accrington is located between Blackburn and Burnley just off the M65 (Junction 7) some 14 miles east of Preston and 22 miles north of Manchester.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Storage** in the basement and on part first floor. In addition, there is separate front access to **6 Self-Contained Flats** on part first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note: 6 Week Completion**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor	<b>Ground Floor Shop</b> Gross Frontage 34'11" Internal Width 29'4" Shop & Built Depth 46'4" Area Approx. 1,260 sq ft <b>Basement</b> Area Approx. 460 sq ft <b>Part First Floor</b> Area Approx. 52 sq ft WC <b>Total Area Approx. 1,772 sq ft</b>	<b>RAL Limited</b> t/a <b>Winners Adult Gaming</b> (RAL Limited (formally Rank Amusements Ltd) have approx. 144 branches and for the Y/E 13/06/15 reported a turnover of £60.8m, a Pre-Tax Profit of £3.3m and Shareholders' Funds of £22.7m.)	10 years from 24th June 2014 (No Breaks)	£18,000	FRI by way of service charge Rent Review 2019
Part First, Second and Third Floor Flats	6 Flats – Not inspected	Individual	Each 999 years from 7th July 2006	£60 (€10 per flat)	FRI by way of service charge
<b>TOTAL</b>				<b>£18,060</b>	

**£18,060 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Taylor Rose TTKW – Tel: 01733 865 150  
Ref: N. Yousaf – Email: navead.yousaf@taylor-rose.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts