



### Retail in BB5

Union Street, Accrington, Lancashire, BB5  
1PL

**£90,000** Starting Bid

### Property features

- ✓ Investment Opportunity
- ✓ Leasehold Title

## Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

Income-Producing Investment – Accrington Town Centre

An excellent opportunity to acquire a well-positioned, income-generating commercial property in the heart of Accrington town centre.

This substantial two-storey commercial unit, prominently located on Union Street, is currently let and producing a strong rental income of £9,600 per annum, offering immediate return on investment.

The property is occupied by an established tenant operating a music tuition and rehearsal business. The tenant is part way through a six-year licence agreement expiring in June 2029, subject to a tenant break option at 36 months (not currently triggered), providing ongoing income stability.

Strategically situated within close proximity to the Arndale Shopping Centre and Accrington Bus Station, the property benefits from excellent footfall and strong surrounding commercial activity. Nearby national occupiers include Subway, Santander, Boots, EE and Poundland, alongside a range of well-supported independent retailers.

Accrington forms part of the Hyndburn borough in Lancashire and enjoys excellent connectivity. The town lies approximately 4 miles east of Blackburn, 13 miles east of Preston and 20 miles north of Manchester. It benefits from strong public transport links via bus and rail services, together with convenient access to Junction 7 of the M65 motorway, providing direct connections to the M6 motorway network.

The property falls within Use Class E, offering flexibility for a range of commercial uses (subject to any necessary consents).

- Income producing commercial investment
- £9,600 per annum rental income

- Tenant in situ with licence agreement
- Established music tuition and rehearsal business operator
- Prominent Accrington town centre location
- Close to Arndale Shopping Centre and bus station
- Two-storey commercial unit
- Use Class E – flexible commercial use
- Excellent transport links including rail services and Junction 7 of the M65

Price: Starting Bid £90,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

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## Location

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## Tenure

Leasehold - Title number LA889937

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## EPC

Rating B

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Union Street, Accrington, Lancashire, BB5 1PL

Contact your local branch today for more information on this property:

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