



TO LET

37 Fern Gore Avenue,
Accrington, BB5 0NF

- Ground Floor Commercial Unit
- Well Established Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 40.2 sq.m (432 sq.ft)

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Location

The property is prominently situated within a well established retail parade fronting Fern Gore Avenue, close to its junction with Rimington Avenue, approximately 1 mile south of Accrington Town Centre. The immediate surrounding area provides a densely populated residential dwellings with the commercial parade consisting of a mixture of local occupiers Cafe, sweet shop, hair salon, take away and convenience store.

The Property

The premises consists of a ground floor retail unit situated within a mid-terrace two storey building. Internally, the property was previously occupied by a tanning salon benefiting from tiled flooring throughout, fluorescent strip lighting and WC provision to the rear of the unit. Externally, the property benefits from single glazed timber framed frontage and kerb side parking provision

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

40.2 sq.m (432 sq.ft).

Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring Lease, for a term to be agreed.

EPC

We understand the property has an Energy Performance Rating of D. Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £1,225. Interested parties should make their own enquiry of Local Rating Department or www.voa.gov.uk/businessrates.

Rent

£6,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

