



**Lambert
Smith
Hampton**
0161 228 6411
www.lsh.co.uk

On the instructions of Kerry Bailey & Sarah Rayment of BDO, Joint Administrators of Pauls Care Services Ltd

FORMER NURSING HOME

Former Church View Nursing Home, Princess Street, Accrington BB5 1SP



- Freehold
- Built in 1990 and extending to approximately 1,266 sq m (13,627 sq ft)
- Site Area 0.43 hectares (1.07 acres)
- Development and Conversion Potential

Lambert Smith Hampton

3 Hardman Street, Spinningfields, Manchester, M3 3HF T +44 (0)161 228 6411

Church View Nursing Home, Princess Street, Accrington



Location

The property is located approximately half a mile to the west of Accrington town centre in a predominantly residential area. Junction 7 of the M65 motorway is a short distance to the north.

Accrington is approximately 22 miles north of Manchester and approximately 6 miles from both Burnley and Blackburn.

Description

The property comprises a recently vacated detached former care home of brick construction set beneath a multi pitched tile covered roof. It was constructed in 1990 and is situated on a 0.43 hectares (1.07 acres) site which provides ample car parking.

The property is predominantly single story with 38 bedrooms and ancillary accommodation to the ground floor. There is a small first floor section providing 2 further bedrooms and ancillary accommodation.

Accommodation

The approximate gross internal areas are as follows:-

	sq m	sq ft
Ground Floor	1,175	12,648
First Floor	<u>91</u>	<u>980</u>
Total approx. GIA	1,266	13,628

Council Tax

The property has been assessed for Council Tax purposes as Band H.

Tenure

Freehold

Planning

All enquiries should be made to Hyndburn Borough Council on 01254 388 111.

VAT and Legal Costs

All prices are quoted exclusive of VAT at the prevailing rate.

Each party is to be responsible for its own legal costs incurred in any transaction.

Asking Price

Offers in the region of £500,000 are invited for the freehold interest.

Energy Performance Certificate

EPC Rating: B(46)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Matthew Hardy
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