



For Sale by Formal Tender

Prominent Office Building, 44 Union Street,
Accrington, Lancashire, BB5 1PL



Property Information

The Site

Approximately 0.101 hectares (0.25 acres) of land shown edged red on the plan below. The GIA is approximately 547.2m² (5890ft²)

Description (ref. site plan below)

Prominent Office Building in the centre of Accrington. Two-story traditional stone building with a slate pitched roof and parking for 17 vehicles to the front and rear.

Location (ref. site plan and aerial photograph below)

The site is adjacent to the Accrington Arndale shopping centre and the multi-story car park. The A680 is easily accessible offering transport links to both the M65 and A56. The building is centrally located and is in walking distance from both Accrington Train Station, Bus Station and town centre retail.

Tenure

The property is offered freehold.

Planning

As part of Hyndburn 2025 Local Plan, which was submitted March 2025 for approval, Hyndburn BC have identified the site to be SP6 – Town and Local Centres.

[The Masterplan Framework for Accrington Town Centre](#) indicates that the site is immediately adjacent to the proposed redevelopment area forming part of the new green neighbourhood with mixed residential, commercial opportunities and improvements to public realm.

For further discussions please contact the Hyndburn Planning Control by telephone: 01254 388111 or email: planning@hyndburnbc.gov.uk

Services

It is understood that all main services are available. However, interested parties should contact the statutory undertakers for confirmation. Plans of service searches are included in the sales pack.

Roads and Access

Vehicular access to the property is available from Union Street which is understood to be an adopted highway. However, it is the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession will be given upon completion.

Expressions of Interest

Prospective purchasers are invited to submit formal offers for the whole of the property as shown edged red on the site plan.

Submission of Formal Tender

The property is offered for sale by way of formal tender, tenders should be submitted by **10:00am, Friday 9 May 2025**.

All offers should be submitted as per the tender documentation.

Parties submitting tender returns will be notified within two weeks of the final date of submission as to the success of their bid.

Fees

In addition to the purchase price, the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 3% of the purchase price, subject to a minimum of £1500.00 and shall reimburse the county council for the cost of local searches.

Viewing

The site may be viewed by appointment only.

Further Information

If you require further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS, Registered Valuer.
Estates Manager
Estates Service
Lancashire County Council
PO Box 26, County Hall
Preston
PR1 8RE
Tel: 01772 533864
Email: gary.jones@lancashire.gov.uk

If you require further information on **legal matters** please contact:

James Hart
Solicitor (Property)
Legal and Democratic Services
Lancashire County Council
PO Box 78, County Hall,
Preston
PR1 8XJ
Tel: 01772 536471
Email: james.hart@lancashire.gov.uk

Misrepresentations

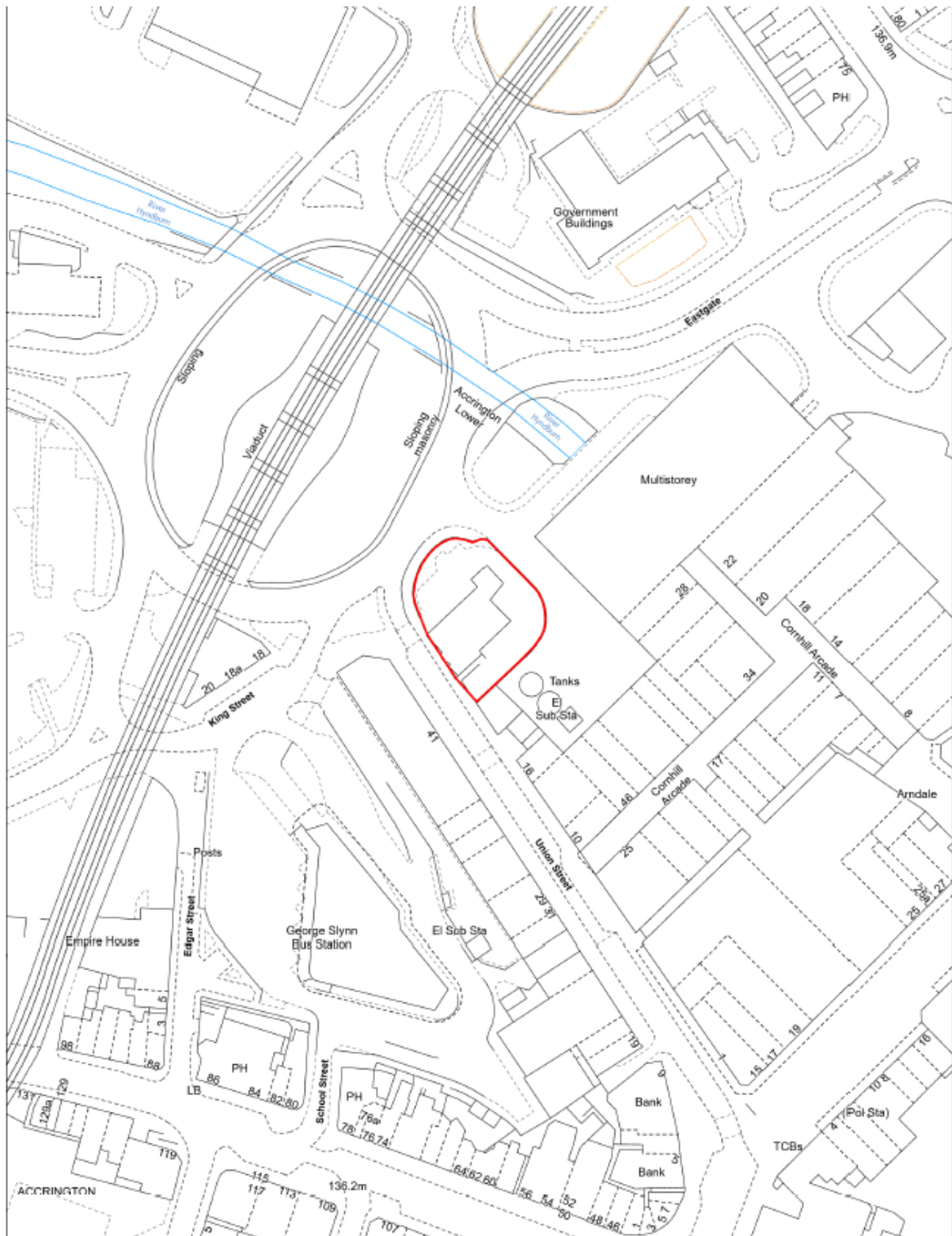
Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

Whilst all efforts have been made to ensure these particulars are accurate, no responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

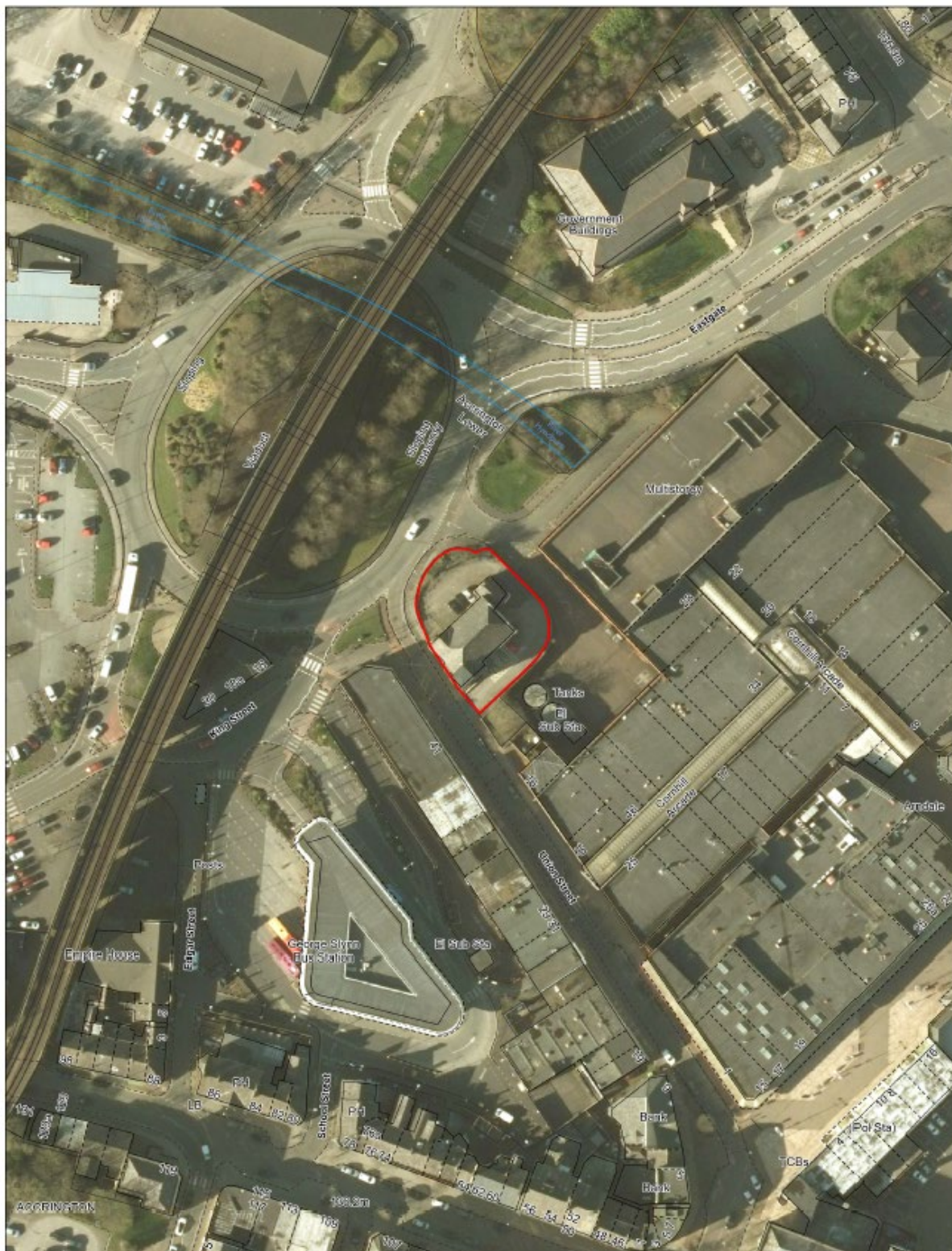
For other property offered for sale by the county council please visit:-
www.lancashire.gov.uk/propertysales

Site Plan



<div><div><div>Lancashire</div><div>County Council</div><div></div></div><div><div><div>© Crown copyright and database rights, 2024 OS. All rights reserved. You are granted a non-exclusive, royalty-free, revocable licence solely to view the licensed data for non-commercial purposes for the period during which Lancashire County Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the licensed data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</div></div></div></div>	<div><div>ACCRINGTON</div><div>44 Union Street</div></div>	<div>Grid ref: SD7528ne</div>	<div>Date: 19.12.24</div>	<div></div>	
		<div>File ref: EST</div>	<div>Surveyor: GAJ</div>		
	<div><div>Original scale at A4: 1:1,250</div><div><div>0510203040</div><div>Metres</div></div></div>	<div>Scale should always be verified in case of unintentional distortion during reproduction</div>	<div>Plan ref: v1.0p</div>		<div>Author: LJL</div>

Aerial Photograph



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