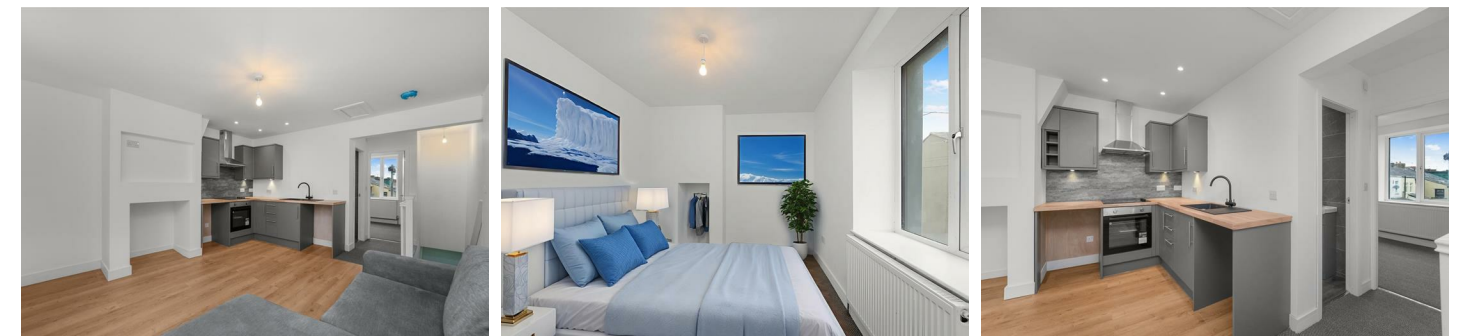
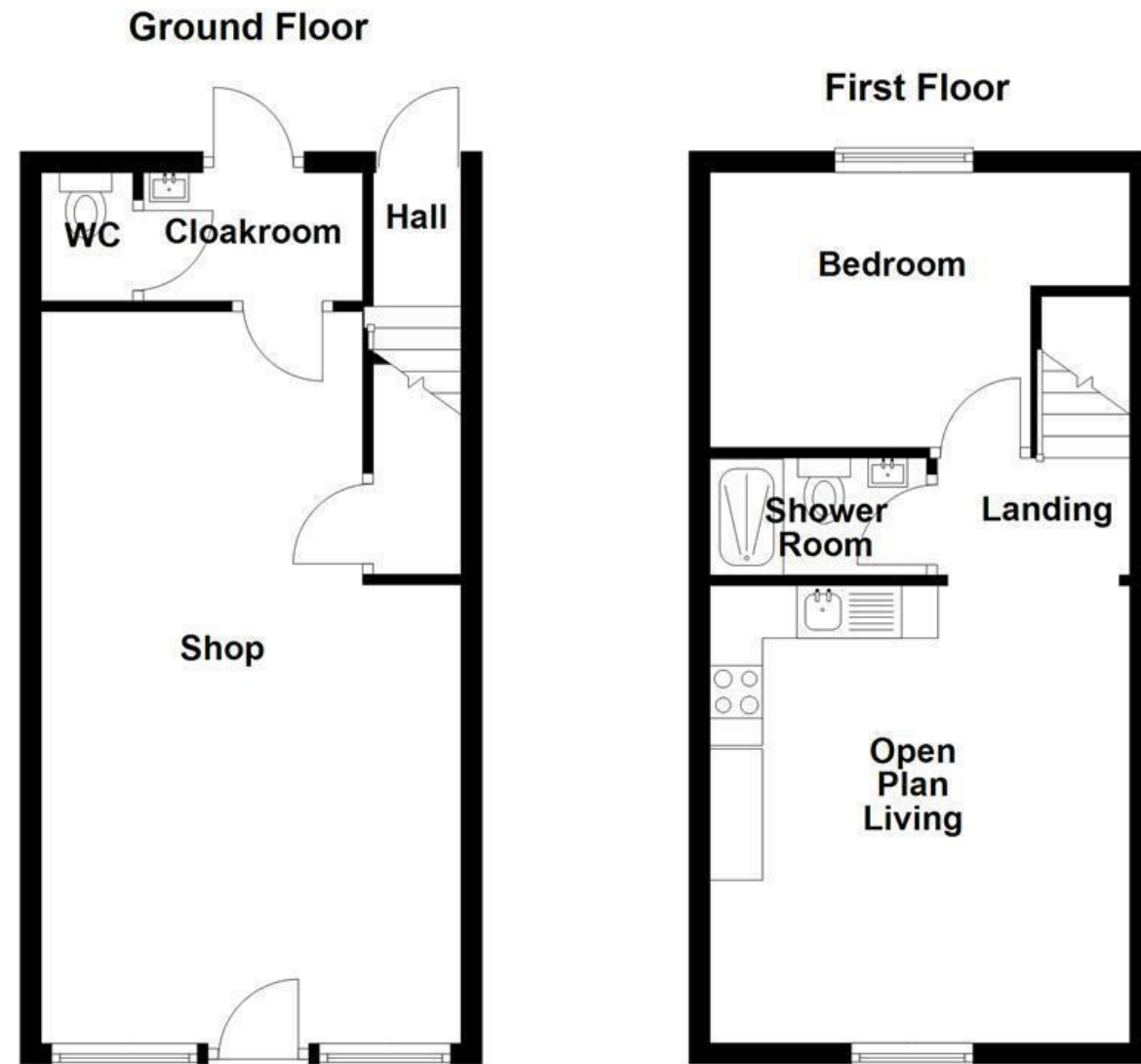




## Pickup Street, Accrington, BB5 5NS

### £120,000

COMMERCIAL PROPERTY IN ACCRINGTON WITH ONE BEDROOM FLAT OVER

Nestled on Pickup Street in the charming area of Clayton Le Moors, Accrington, this unique property presents an excellent opportunity for those seeking a versatile commercial space combined with comfortable living quarters. The ground floor boasts a spacious commercial area, ideal for a variety of business ventures, complete with a convenient downstairs WC for added practicality.

Ascending to the upper level, one will find a delightful flat that features an open plan living space, seamlessly integrating the kitchen area with the living room. This design not only maximises the use of space but also creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The generous bedroom offers a peaceful retreat, ensuring comfort and tranquillity.

This property is perfectly suited for entrepreneurs looking to establish a business while enjoying the benefits of on-site living. Its prime location in Clayton Le Moors provides easy access to local amenities and transport links, making it an attractive option for both work and leisure. Whether you are an investor or a business owner, this property is a rare find that combines functionality with comfort.

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Some photos have been virtually staged to help you envision your dream space!

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pickup Street, Accrington, BB5 5NS  
£120,000



- EPC Rating: C CEPC Rating: F
- Council Tax: TBC
- One Bedroom
- Tenure: Leasehold
- On Street Parking
- Three Piece Shower Room
- Commercial Property With Flat Over
- Open Plan Living

Ground Floor - Shop

**Shop Floor**  
23'11 x 13'2 (7.29m x 4.01m)  
UPVC double glazed entrance door, two UPVC double glazed windows, spotlights, upright central heating radiator, wood effect flooring and doors to under stairs storage and cloakroom.

**Cloakroom**  
6'10 x 4' (2.08m x 1.22m)  
Vanity top wash basin with mixer tap, wood effect flooring, door to WC and door to rear.

**WC**  
4' x 2'10 (1.22m x 0.86m)  
Dual flush WC and wood effect flooring.

Ground Floor - Flat

**Hall**  
UPVC entrance door and stairs to first floor.

First Floor

**Landing**  
5'9 x 3'9 (1.75m x 1.14m)  
Open access to open plan living and doors to bedroom and shower room.

**Open Plan Living**  
13'8 x 13'3 (4.17m x 4.04m)  
UPVC double glazed window, central heating radiator, spotlights, loft access, smoke alarm, wall and base units, hardwood worktops, under unit lighting, composite sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, space for washing machine, space for under counter fridge and wood effect flooring.

**Bedroom**  
13'11 x 8'7 (4.24m x 2.62m)  
UPVC double glazed window and central heating radiator.

**Shower Room**  
7'5 x 3'8 (2.26m x 1.12m)  
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure, extractor fan, tiled elevation and wood effect flooring.

External

**Rear**  
Enclosed yard.



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