



Veterinary Surgery & Offices Premises  
69 Whalley Road, Clayton Le Moors, Accrington BB5 5ED

Freehold Investment business not affected

FOR SALE

 **SHP VALUERS**  
RESIDENTIAL FARM COMMERCIAL

Asking Price £215,000

# **Veterinary Surgery & Offices Premises**

## **69 Whalley Road, Clayton Le Moors, Accrington BB5 5ED**

A freehold investment of a commercial premises currently occupied by Town & Country Veterinary Group under the terms of a current 10 year lease from 23 November 2015. The passing rent is £20,000 per annum.

The premises comprises an end of terrace two-storey property plus basement occupied as a veterinary surgery and offices for many years.

The premises is constructed of stone wall elevations under pitch slate roof, part pebble dash render elevation to rear. Frontage to Whalley Road with return frontage to Melbourne Street.

The premises extends to approximately 156 sq.m (1,680 sq.ft) gross internal floor area over two floors plus basement and briefly affords the following accommodation;

### Ground floor

Reception 4.75 m x 2.87 m plus 1.16 m x 3.75 m  
Suspended ceiling, UPVC double glazed window to front, front entrance door.

Reception office 3.44 m x 2.22 m  
laminated worktop, suspended ceiling

Inner hallway 2.01 m x 1.76 m plus 1.0 m x 3.62 m  
Stairs to 1st floor, suspended ceiling

Laundry room 2.53 m x 1.85 m  
Fitted base and eye level units, laminated worktop with inset single drainer stainless steel sink, plumbed for washing machine, UPVC double glazed window to rear

Rear corridor with stairs to basement, fire door exit to Maria

Lean-to Porch 2.53 m x 1.59 m  
constructed of timber lean to

Consulting Room 1 1.86 m x 2.58 m  
Suspended ceiling, UPVC window to side, wash hand basin

Consulting Room 2 2.58 m x 2.28 m  
Suspended ceiling

Stores Room 3.45 m x 1.25 m  
Fitted wall shelving, suspended ceiling

## Basement

Corridor 3.80 m x 1.89 m plus 1.70 m x 2.46 m plus 1.25 m by 0.78 m

Operating Room 3.47 m x 2.84 m

Fitted base units with laminate worktop, part tiled walls, Storage cupboard, extractor fan

X-ray Room 2.33 m x 1.93 m

Fitted base units with laminate worktop, inset single drainer stainless steel sink, extractor fan

Kennels Room. 4.37m x 3.57 m

## First Floor

Corridor 3.25 m x 2.95 m

with wall mounted Combi boiler

Practice Managers Office 4.78 m x 3.84 m

Kitchen 3.78 m x 1.68 m

Fitted base and eyelevel units, laminate worktop with inset four ring gas hob with extractor hood over, single drainer stainless steel sink, electric oven

Staff room 4.75 m x 3.29 m plus 1.95 m x 0.88 m

Shower room 3.23 m x 1.83 m

Comprising shower cubicle, low flush WC, wash hand basin, loft hatch

## GENERAL PROPERTY COMMENTARY

### Tenure

The property is held freehold in title LA951438.

### Tenancies

We are verbally advised that the premises is occupied by Independent Vetcare Limited under the terms of a full repairing and insuring lease for 10 years from 23 November 2025 at a rent of £20,000 per annum.

Rent payable monthly in advance plus annual insurance rent. Full repairing lease.

The lease is not contracted out of the Landlord and Tenant Act 1954 sections.24-28

Permitted use under the lease - Veterinary surgery or hospital or associated activity.

### Non-domestic business rates

Hyndburn Council Rateable Value £6400 as from 1 April 2026

#### Services

We are verbally advised that mains water, electricity, gas are connected. Connection to the public sewers.

#### Rights of Way, Easements, Wayleaves etc

We have not been made aware of any rights of way which may otherwise affect the premises.

#### Planning

We make the assumption that the premises conforms to its current planning use as a veterinary practice.

#### Non-Domestic Energy Performance Certificate (EPC)

The subject premises has an existing EPC assessment valid until 11 February 2036 with an energy performance asset rating of 67 'Band C'.

<https://find-energy-certificate.service.gov.uk/energy-certificate/4000-9239-3267-0267-2954>

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#### Viewing

The premises is occupied therefore viewings are by strict appointment with the selling agent.

Contact [adamp@shpvaluers.co.uk](mailto:adamp@shpvaluers.co.uk)

Directions: What3Words went.hatch.idea

These details do not form any part of a binding contract of sale of the property and are produced subject to contract.

The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

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