

# 60 Abbey Road & 1 Warner Street, Accrington, Lancashire BB5 1HN

\*GUIDE PRICE £50,000–£60,000



- **Two storey corner property trading as 'Abbey Road Surgery'. Total area approximately 121.80 sqm.**

**Description** A two storey corner property which is trading as 'Abbey Road Surgery'. There are tenants in occupation however we do not have details of the tenancy or rental income. The total area extends to approximately 121.80 sqm.



Not to scale. For identification purposes only

**Situated** At the junction of Abbey Street and Warner Street in the town centre. Abbey Street runs parallel with Eastgate which is a main road running through Accrington town. The surrounding area provides a mix of retail, leisure and residential properties.

**First Floor** Two Treatment rooms, Office, WC

**Ground Floor** Reception, Treatment room, WC