

# To Let/For Sale – Available due to relocation

Retail Store approximately 1,357 SQM (14,605 SQFT)  
On a site of 0.6 hectares (1.498 acres)

Upon the instructions  
of Aldi Stores Limited



**Lamb  
Swift** &  
Commercial Property

- Property available late 2026
- Adjacent to main A679 Hyndburn Road/Eastgate roundabout in centre of Accrington
- Adjoining/nearby occupiers include B&M, Asda, Farmfoods, Vue Cinema, McDonalds
- Approximately 101 car parking spaces

**Argyle Street, Accrington  
Lancashire, BB5 1DA**





**The property is situated on the edge of Accrington town centre in a highly prominent position fronting onto the main A679 Hyndburn Road/Eastgate roundabout.**

Hyndburn Road provides the main access to Junction 7, M65. Asda, B&M and the Accrington Arndale Shopping Centre are in close proximity and Accrington bus and train stations are a short walk from the property. Accrington has a population of 34,897 persons (2021 Census).

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Existing Site Photography



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## ACCOMMODATION

The property has a gross internal area of approximately 1,357 sq m (14,605 sq ft) on a site extending to approximately 0.6 hectares (1.498 acres) as shown edged red on the opposite plan.

## TENURE

Freehold. Further details upon request.

## PLANNING

The existing food retail consent will be extinguished when the replacement Aldi store opens. Prospective purchasers are advised to make their own enquiries of the LPA.

## SALE PRICE

Offers in excess of £1,500,000 pounds (exclusive) are sought for the benefit of the existing freehold interest.

## VAT

VAT is applicable at the prevailing rate.

## SERVICES

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## BUSINESS RATES

The Valuation Office Agency website states that the subject property has a Rateable Value of £180,000.

## EPC

Energy Rating: C - Valid until 14/11/25. A new report has been instructed and a copy will be available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in any disposal or letting.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

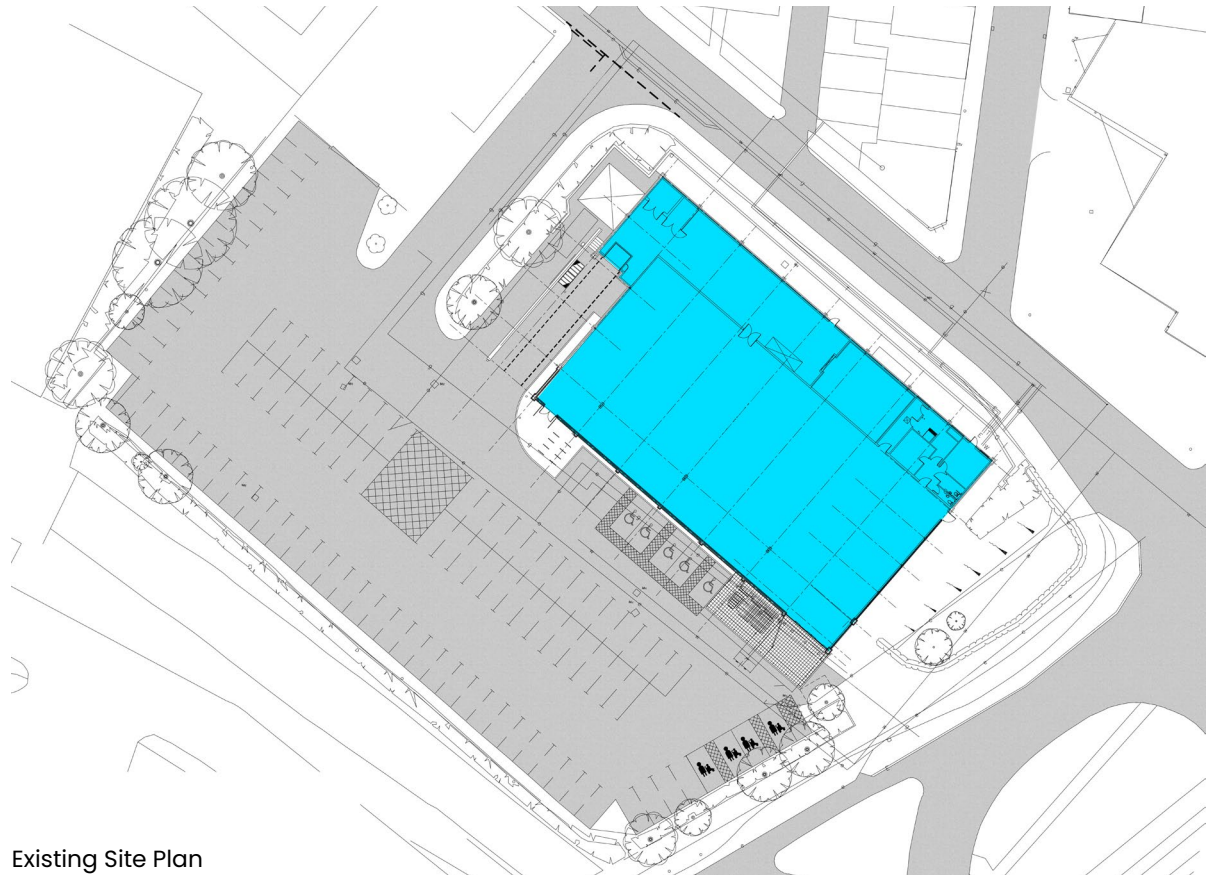
## VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

## Paul Mason

T 07810 333 444

E [pmason@lambandswift.com](mailto:pmason@lambandswift.com)



Existing Site Plan

**Lamb  
& Swift**  
Commercial Property

01204 522 275

[lambandswift.com](http://lambandswift.com)

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Details prepared November 2025. Produced by Vector Design Concepts 01924 332 056.

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