

Invitation to Bid and Sale Particulars

Three Temporary Trader Cabins and Nine Storage Cabins

Accrington Town Square

Vendor	Hyndburn Borough Council
Issue	For sale by email bid - issue 30 September 2026
Bid deadline	12:00 noon, Monday 12 October 2026
Release / collection	To be confirmed by HBC for each lot. No dismantling or removal until written HBC release.
Inspection contact	Mark Elliott, Senior Technical Officer - mark.elliott@hyndburnbc.gov.uk - 07483 597 289

Lots offered

Lot	Cabin	Current use	Nominal size	Approx. floor area
1	Cabin 16 (Y)	Fruit & Veg	7.0 m x 3.4 m x 2.8 m	22 m ²
2	Cabin 17 (C)	Cheese & Wine	5.0 m x 3.4 m x 2.8 m	13 m ²
3	Cabin 19 (A)	Fishmonger	7.0 m x 3.4 m x 2.8 m	22 m ²
4	Nine storage cabins	Storage	4.0 m x 2.1 m x 2.1 m each	Approx. 8.4 m ² each

Bidders may bid for one or more of the three trader cabins, one or more of the nine storage cabins, all nine storage cabins, and/or submit a combined price for all advertised assets. HBC may accept the combination of bids that it considers provides the best overall value. HBC is not obliged to accept the highest or any offer.

How to submit a bid

- Complete the accompanying Bid Form and email it as an attachment to mark.elliott@hyndburnbc.gov.uk. Do not include the bid value in the email subject line.
- Use the subject line: CONFIDENTIAL BID - HBC TEMPORARY CABIN SALE - DO NOT OPEN BEFORE 12:00 NOON 12/10/2026.
- Bids must be received by 12:00 noon, Monday 12 October 2026. Late bids may be disregarded.
- State all prices exclusive of VAT. VAT will be added at the applicable rate.

- For a combined offer, state whether it is conditional on HBC accepting all assets included in that combined offer.

Sale basis and conditions applying to all lots

Sold as seen: Each asset is offered as seen and where situated, with all faults and without warranty as to condition, fitness for purpose, compliance, capacity, dimensions, weight or future use. Dimensions and areas are approximate and must be verified by bidders.

Inspection and reference information: Bidders must inspect the relevant asset and satisfy themselves as to condition, dimensions, dismantling/lifting, access and transport requirements. Appendices A-C apply to Lots 1-3 only and are reference information, not measured/as-built surveys or warranted by HBC.

Canopies excluded - Lots 1-3: The external trader-cabin canopies and their supports are expressly excluded from Lots 1-3 and no title to them passes to the purchaser.

Trade/display and refrigeration equipment excluded - Lots 1-3: Trader display equipment, refrigeration equipment/plant, stock, loose trade equipment, signage, point-of-sale equipment and personal possessions are excluded, even where visible in photographs or during inspection.

Residual fixtures and fittings - Lots 1-3: At the point HBC releases a trader cabin for collection, any HBC-owned residual fixtures and fittings remaining in or attached to that cabin, other than items expressly excluded in these particulars, will be treated as forming part of that lot. The purchaser must remove the cabin and all such remaining included items at its own cost.

Services - Lots 1-3: HBC will control isolation/disconnection of incoming electricity, water, drainage and specialist refrigeration services. Lot 4 bidders must verify any connections affecting the storage cabins. Purchasers must not interfere with live or Council-controlled services.

Payment and title: Payment in cleared funds, including VAT, must be received before collection or removal begins. Risk and title will pass only in accordance with HBC written acceptance / sale documentation.

Release and removal: Lots 1-3 remain operational until HBC releases them. Lot 4 remains within an HBC-controlled site area. HBC will confirm each removal window in writing. No dismantling, lifting or removal may start before written HBC authority.

Removal responsibilities: The purchaser is responsible for all dismantling, lifting, craneage, loading, transport, competent labour, plant, insurance, permits, risk assessments, method statements, lifting plans and relevant certification.

Site controls: Removal will be undertaken within an HBC-agreed possession window and must comply with all site controls, traffic management, pedestrian segregation, permit-to-work and safety requirements in force at the time.

Making good: The purchaser must remove waste arising from its work, protect adjoining property and public areas, and make good any damage caused by the removal operation to HBC reasonable satisfaction.

Council discretion: HBC may accept or reject any bid, accept individual lots/units or combined bids, select the combination it considers best value, and amend or withdraw the process before a binding agreement is completed.

Photographs in this pack show the trader cabins during occupation and the storage cabins in their current site setting. The presence of any canopy, stock, refrigeration, display unit, scaffolding, fencing, barrier, tool, loose fitting or other site/trade equipment in a photograph does NOT mean that it is included in the sale. Written inclusions/exclusions take precedence.

Lot 1 - Cabin 16 (Y)

Fruit & Veg | HBC asset reference 2375S

Nominal size	Approximately 7.0 m long x 3.4 m wide x 2.8 m high
Approx. floor area	About 22 m ² - bidder to verify
Frontage	Open trading frontage with security shutter; rear access
Services observed	Electricity; no water or drainage noted during inspection
Availability	Only after HBC written release; date to be confirmed following cessation of operational use

Description

A single-storey temporary modular retail cabin currently arranged for fruit and vegetable trading. The shell, internal wall and ceiling finishes and electrical installation were visually inspected while the cabin remained in active use. Purchasers must satisfy themselves as to condition and suitability.

Items included

- Cabin shell, security shutter and rear access door.
- Integral wall, ceiling and floor finishes remaining at handover.
- Fixed electrical installation remaining after HBC-controlled isolation.
- Any other HBC-owned residual fixed fixtures/fittings left in the cabin at release, except items expressly excluded below.

Items excluded

- External canopy and supports.
- Black adjustable spotlights.
- Trader stock, loose boxes, scales, price signs, display items, loose shelving, movable counters and other trader possessions/equipment.
- Refrigeration equipment, plant and other specialist trade equipment.

Lot-specific notes

- The purchaser must remove the cabin and all included residual fixtures/fittings remaining at release.
- Original Rapid Retail layout drawing: See Appendix A. Drawing provided for reference only; all dimensions and current configuration must be verified by the bidder.
- Any item not expressly included, or identified by HBC as third-party property, is excluded.

Inspection photographs



Trading frontage during occupation - canopy shown is excluded



Internal view during occupation - stock, displays and loose trade equipment shown are excluded

Photographs are illustrative only. Written exclusions take precedence.

Lot 2 - Cabin 17 (C)

Hoskins Cheese & Wine | HBC asset reference 2373S

Nominal size	Approximately 5.0 m long x 3.4 m wide x 2.8 m high
Approx. floor area	About 13 m ² - bidder to verify
Frontage	Trading frontage with security shutters; rear access
Services observed	Electricity, water and drainage connections
Availability	Only after HBC written release; date to be confirmed following cessation of operational use

Description

A single-storey temporary modular walk-up food retail cabin currently arranged for cheese and wine trading. Internal hygienic finishes, services and trading fit-out were inspected while the cabin remained occupied. Purchasers must inspect and verify condition for themselves.

Items included

- Cabin shell, doors and security shutters.
- Integral hygienic wall, ceiling and floor finishes remaining at handover.
- Fixed electrical and plumbing services remaining after HBC-controlled isolation/disconnection.
- Any other HBC-owned residual fixed fixtures/fittings left in the cabin at release, except items expressly excluded below.

Items excluded

- External canopy and supports.
- Refrigerated display counters, upright refrigerators/chillers, refrigeration plant and associated specialist equipment.
- Trader stock, loose displays, movable counters/shelving, signage, point-of-sale equipment and other trader possessions/equipment.
- Any item identified by HBC for reuse elsewhere or as third-party property.

Lot-specific notes

- Any penetrations or service connections left following removal of excluded trade/refrigeration equipment will be handed over in their resulting condition unless HBC confirms otherwise.
- The purchaser must remove the cabin and all included residual fixtures/fittings remaining at release.
- Original Rapid Retail layout drawing: See Appendix B. The dimensioned plan indicates a nominal 5.0 m x 3.4 m smaller cabin, consistent with the cabin being materially smaller than Lots 1 and 3; however, the drawing title block contains an inconsistent 7.0 m length. HBC retains the sale description of approximately 13 m² and bidders must verify all dimensions on site.

Inspection photographs



Internal sales area during occupation



Current trading fit-out - refrigeration/display equipment shown is excluded

Photographs are illustrative only. Written exclusions take precedence.

Lot 3 - Cabin 19 (A)

Bramwells Fish | HBC asset reference 2374S

Nominal size	Approximately 7.0 m long x 3.4 m wide x 2.8 m high
Approx. floor area	About 22 m ² - bidder to verify
Frontage	Open trading frontage with security shutter; rear access
Services observed	Electricity, water, drainage and refrigeration services
Availability	Only after HBC written release; date to be confirmed following cessation of operational use

Description

A single-storey temporary modular retail cabin currently arranged for fishmonger use. The cabin was inspected while occupied and contains extensive specialist trade and refrigeration equipment. Such equipment is excluded from this sale. The cabin shell and fixed finishes are offered subject to bidder inspection and the common sale conditions.

Items included

- Cabin shell, security shutter and rear access door.
- Integral hygienic wall, ceiling and floor finishes remaining at handover.
- Fixed electrical and plumbing services remaining after HBC-controlled isolation/disconnection.
- Any other HBC-owned residual fixed fixtures/fittings left in the cabin at release, except items expressly excluded below.

Items excluded

- External canopy and supports.
- Refrigerated fish display counter, cold store/freezer, chillers, vacuum-packing machine, refrigeration plant and associated specialist equipment.
- Movable stainless-steel preparation equipment, trade sinks/tables where not integral to the cabin, stock, tools, decorations, signage and other trader possessions/equipment.
- External service infrastructure, scaffolding and third-party equipment.

Lot-specific notes

- Specialist refrigeration services will be isolated/disconnected under HBC control before removal.
- The purchaser must remove the cabin and all included residual fixtures/fittings remaining at release.
- Original Rapid Retail layout drawing: See Appendix C. Drawing provided for reference only; all dimensions and current configuration must be verified by the bidder.
- Access arrangements at the time of removal will be coordinated by HBC and may differ from those shown in the photographs. HBC has identified a potential Blackburn Road removal route via three removable bollards beside the fishmonger, providing an approximate 7 m clear gap; bidders must verify vehicle, lifting and swept-path requirements for themselves.

Inspection photographs



Trading frontage during occupation - canopy and refrigerated display shown are excluded



Internal view during occupation - display/refrigeration and loose trade equipment shown are excluded

Photographs are illustrative only. Written exclusions take precedence.

Lot 4 - Nine Modular Storage Cabins

Eight units under the rear/old outside market pavilion and one unit adjacent to the pet stall

Nominal size	Approximately 4.0 m long x 2.1 m wide x 2.1 m high per unit
Approx. floor area	About 8.4 m ² per unit - bidder to verify
Quantity / location	Nine units total: eight under the rear/old outside market pavilion and one adjacent to the pet stall
Construction	Modular storage cabins described by HBC as capable of dismantling and flat-packing
Availability	Only after HBC written release; date and collection sequence to be confirmed

Description

Nine modular storage cabins currently located within the Market Pavilions / temporary market area. HBC records the units as being capable of dismantling and flat-packing. Nominal dimensions are stated above for general guidance only. Bidders must inspect the relevant unit(s), confirm condition and construction, and satisfy themselves as to dismantling, handling, lifting, loading and transport requirements.

Items included

- The selected storage cabin shell, panels, frame, roof, floor and doors forming part of the unit at HBC release.
- Fixed hinges, locks/handles and other integral components remaining attached to the selected unit at release.
- Where a bid is for more than one unit, only the quantity and specific units identified in HBC written acceptance are included.

Items excluded

- All contents, stored materials, stock, tools, loose shelving and loose equipment within or around the units.
- Scaffolding, scaffold components, Harris fencing, pedestrian barriers, temporary works, cables, signs and other surrounding site equipment/materials shown in photographs.
- Any item identified by HBC as third-party property or required for continued Council/site use.

Lot-specific notes

- Offers may be submitted for one or more storage units or for all nine. Bidders offering for fewer than nine should state the quantity required and, following inspection, identify any specific unit/location preference or state that any unit is acceptable.
- The units are sold as seen. HBC does not warrant that all nine are identical in condition, that all components/keys are present, or that any unit is watertight or suitable for a particular reuse.
- The purchaser is responsible for dismantling/flat-packing (if required), labour, lifting, loading and transport. All methods must be agreed with HBC before work starts.
- Storage-cabin removal must be coordinated with the wider Town Square / Market Pavilions site arrangements and cannot commence until HBC gives written release.

Inspection photographs

Photographs taken 30 September 2026 are illustrative of the storage cabins and their current site setting. Written exclusions take precedence and bidders must inspect the unit(s) they intend to purchase.



Typical storage cabin under the rear pavilion - surrounding scaffolding, fencing and site materials are excluded



Typical storage cabin and current access setting - all surrounding temporary works and site equipment are excluded

Inspection, award and removal process

Inspection appointments

Inspections are by prior appointment with Mark Elliott, Senior Technical Officer, Hyndburn Borough Council. Email mark.elliott@hyndburnbc.gov.uk or telephone 07483 597 289. Bidders should allow sufficient time to inspect before the closing date.

Assessment of bids

- HBC will consider the financial offer together with the proposed removal approach and the bidder ability to meet the required programme and safety requirements.
- HBC may accept bids for one or more trader-cabin lots, one or more individual storage units, all nine storage units, a combined bid for all advertised assets, or another combination of bids that HBC considers represents best value.
- HBC is not obliged to accept the highest financial offer or any offer.
- No bidder should incur removal or transport costs until HBC has issued written acceptance and confirmed the release arrangements.

Successful purchaser - pre-removal submissions

- Evidence of appropriate public liability insurance.
- Risk assessments and method statements for dismantling, lifting, loading and transport.
- Lifting plan and details of crane/HIAB or other lifting equipment where applicable.
- Relevant plant inspection / certification and evidence of competent operators.
- Traffic management and pedestrian segregation proposals appropriate to the Town Square environment.
- Proposed removal date, duration, vehicle details and contact details for the person in charge.

Important programme note

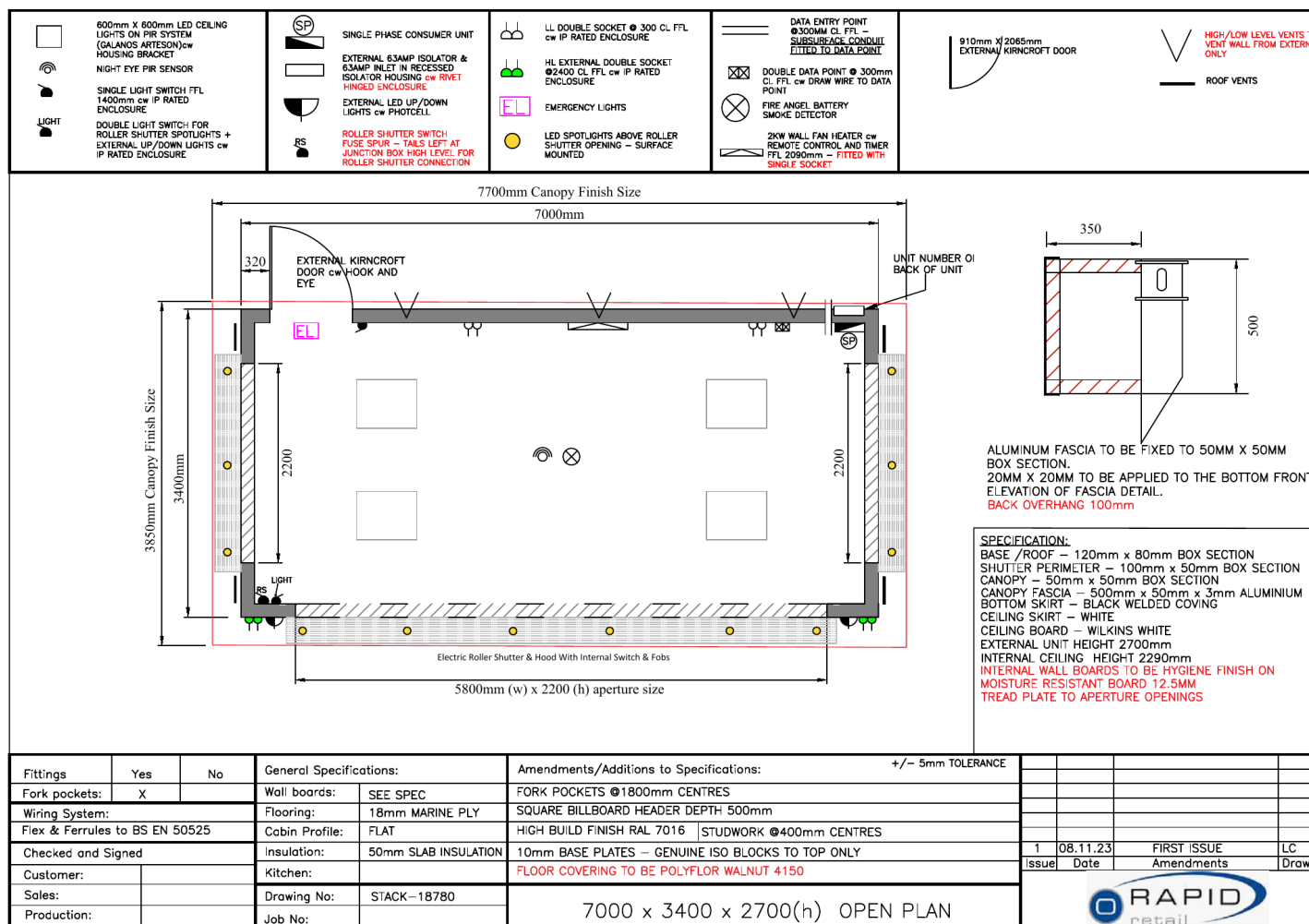
Lots 1-3 remain in operational use until the trader decant is completed. Lot 4 remains within an active HBC-controlled site area. HBC will confirm each purchaser's release date and removal window in writing. No dismantling, lifting or removal activity is permitted before written HBC release.

Bid submission reminder

Deadline	12:00 noon, Monday 12 October 2026
Submit to	mark.elliott@hyndburnbc.gov.uk
Subject	CONFIDENTIAL BID - HBC TEMPORARY CABIN SALE - DO NOT OPEN BEFORE 12:00 NOON 12/10/2026
VAT	All offers to be stated exclusive of VAT; VAT will be added

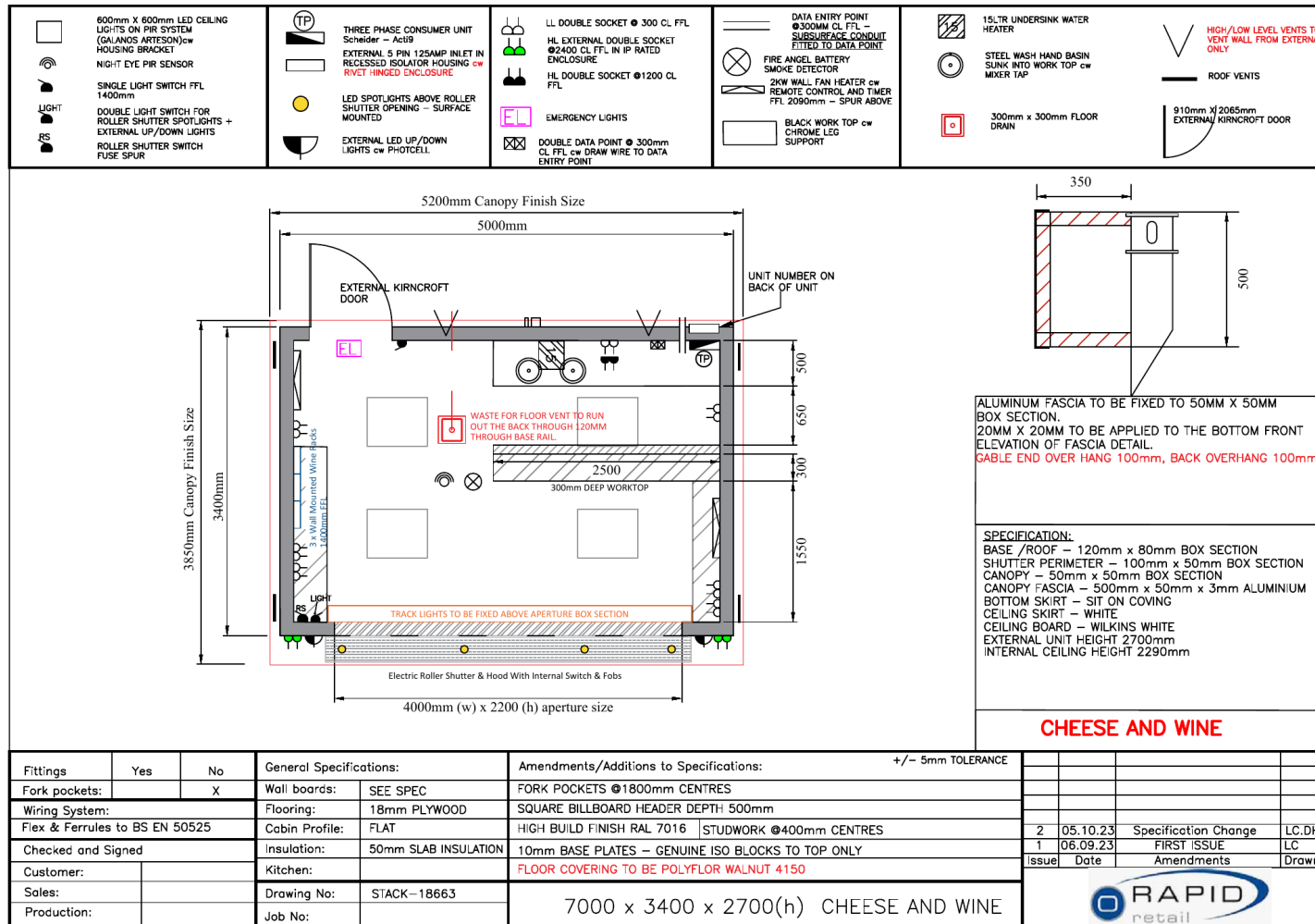
Appendix A - Cabin 16 (Y) - Fruit & Veg

Original Rapid Retail drawing supplied to HBC via Hive Projects. For reference only - not a measured/as-built survey. External canopy and any trader/display/refrigeration equipment shown are excluded from the cabin sale unless HBC expressly states otherwise in writing.



Appendix B - Cabin 17 (C) - Cheese & Wine

Original Rapid Retail drawing supplied to HBC via Hive Projects. For reference only - not a measured/as-built survey. External canopy and any trader/display/refrigeration equipment shown are excluded from the cabin sale unless HBC expressly states otherwise in writing.



Appendix C - Cabin 19 (A) - Fishmonger

Original Rapid Retail drawing supplied to HBC via Hive Projects. For reference only - not a measured/as-built survey. External canopy and any trader/display/refrigeration equipment shown are excluded from the cabin sale unless HBC expressly states otherwise in writing.

