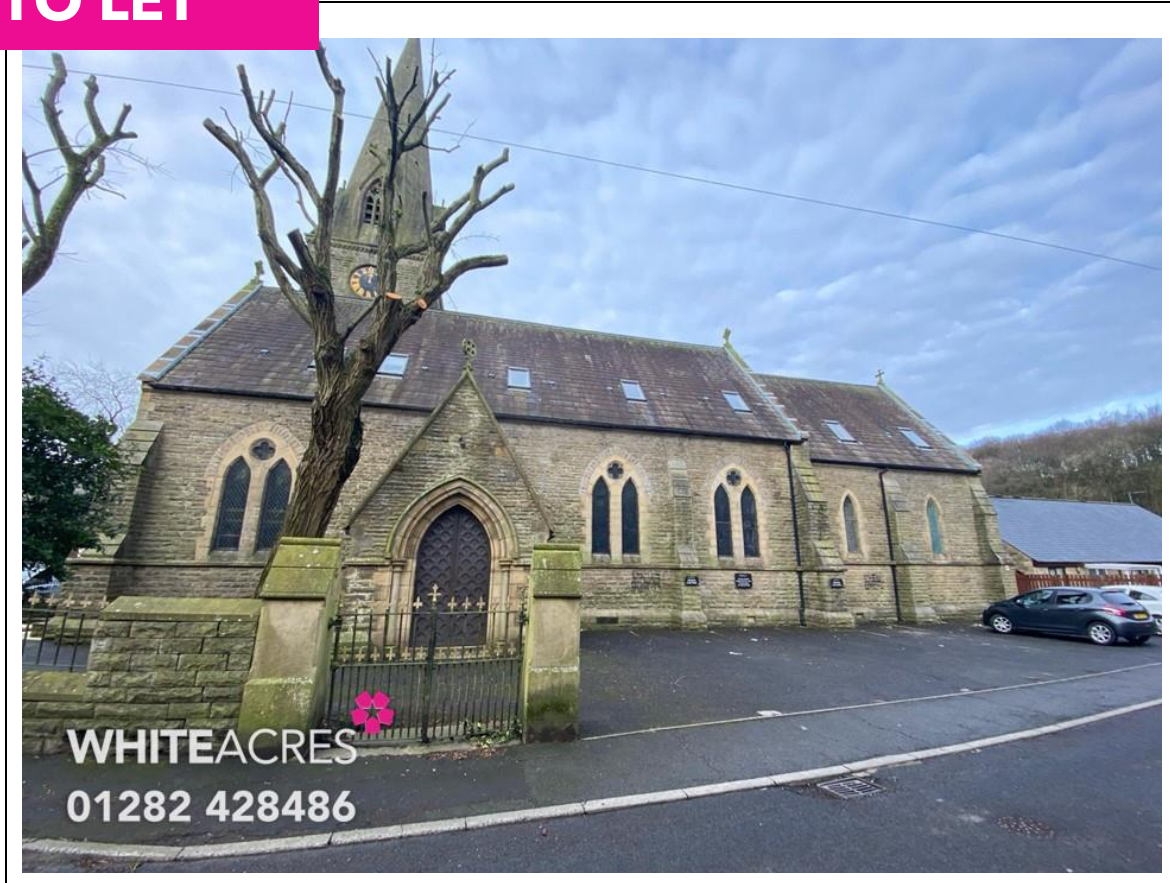












TO LET



A high quality and unique modern office premises with original features, extending to approximately 5,404.4 Sq ft

St James Church, Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7JU

-  High quality and unique office space
-  Fantastic internal height and natural light
-  Stunning internal features
-  Substantial onsite parking
-  Located within immediate vicinity to local amenities
-  High ceilings and stone archways
-  Feature stained glass windows
-  Short drive from the M66 motorway network
-  30 minutes' drive to Manchester city centre
-  Excellent connections to Bacup. Waterfoot and Rawtenstall

RENTAL INCENTIVES AVAILABLE

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on the heavily trafficked Bacup Road, which is also known as the A681 and is the main arterial route to both Bacup and Rawtenstall town centres. It is a short drive to the M66 motorway network, allowing fantastic connections to Manchester city centre and its surrounding areas.

Local businesses in the immediate vicinity include the Co-op food convenience store, Morrisons supermarket, Shell petrol station forecourt, William Hill and various independent retailers.

Description

A high quality, detached premises in a prominent location in Waterfoot Rossendale, which is available for immediate occupation.

The property is of stone construction and dates back to 1865, due to its parish background, St James Church offers a wide range of its original features along with fantastic natural light to the first floor, and stunning stain glass windows.

The first floor mostly consists of modern open plan office space including two glass fronted private office/meeting rooms, and W/C facilities to the rear of the property. A modern industrial staircase leads to the ground floor which offers a substantial open plan area/showroom.

The ground floor also features two additional storage rooms along with two private W/C's and a modern fully equipped kitchen.

Externally, the property offers a secure gated area along with a small front garden which makes for an ideal breakout area. In addition, there is a substantial car park with 22 bays.

Accommodation

The property has been measured on a gross internal basis including toilets and corridors and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Entrance & Storage Area	821.6	76.33
Showroom	1,039.8	96.6
Office Space/ Storage	826.6	76.79
Main Offices	1,898.1	176.33
Kitchen	107.4	9.98
Meeting Room/Private Offices	710.9	66.04
GIA	5,404.4	501.5

Terms

The property is available by way of new full repairing and insuring lease based on a minimum term of three years.

Rent - £55,000 per annum plus VAT

Vat

Whiteacres have been advised that the rent relating to this property is subject to VAT however, this information must be checked and verified by a prospective tenant prior to making any legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £30,500 per annum.

The prospective tenant must contact Rossendale Borough Council on 01706 217777 to check and verify this information.

Outgoings

In addition to the rent, business rates and utilities, the ingoing tenants are to be responsible for the service charge and buildings insurance cost which is approximately £335 plus VAT per calender month however, this may be subject to change.

Services

We understand that the property has the benefit of mains water, electric, and gas.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

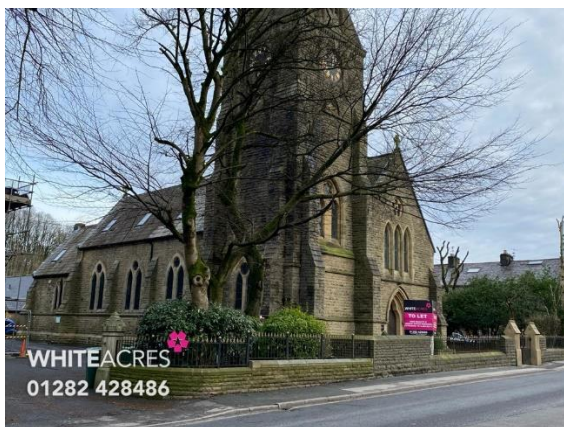
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

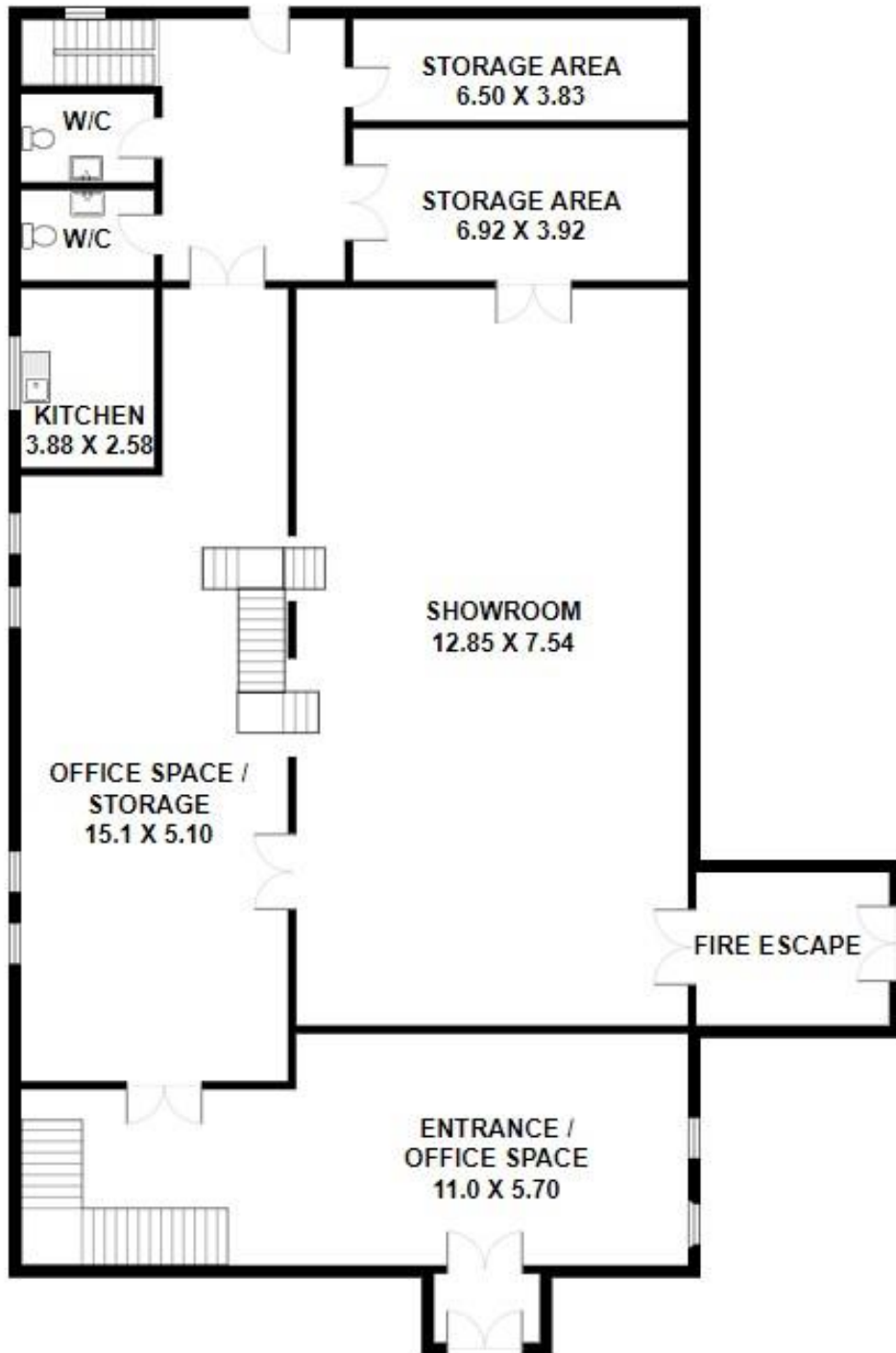
Aaron Pilling
01282 428486
aaron@whiteacres-property.co.uk

10 Church House, Church Street, Padiham, BB12 8HG



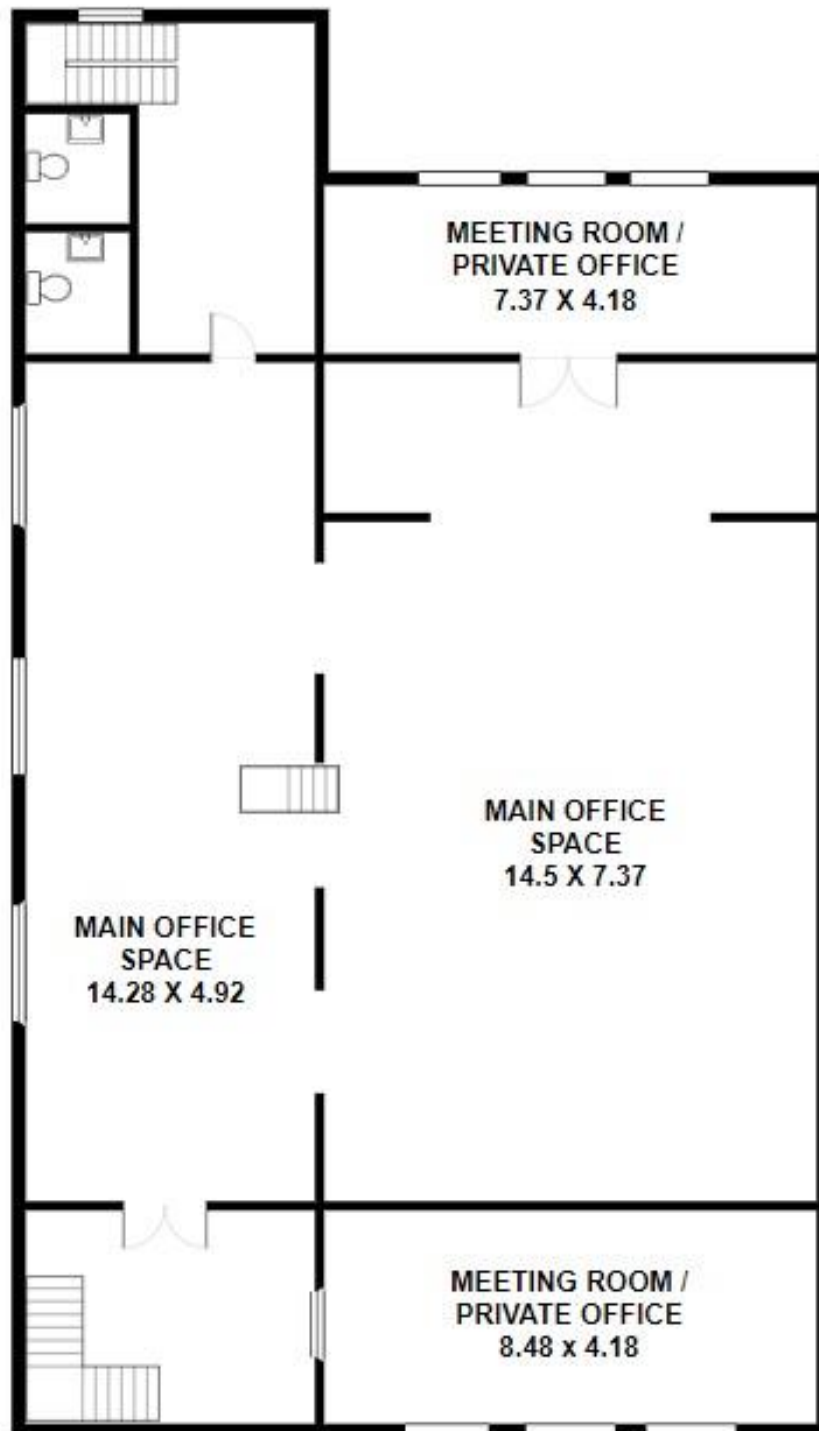
QUALITY IS A FAMILY TRADITION

Ground Floor:



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First Floor:



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