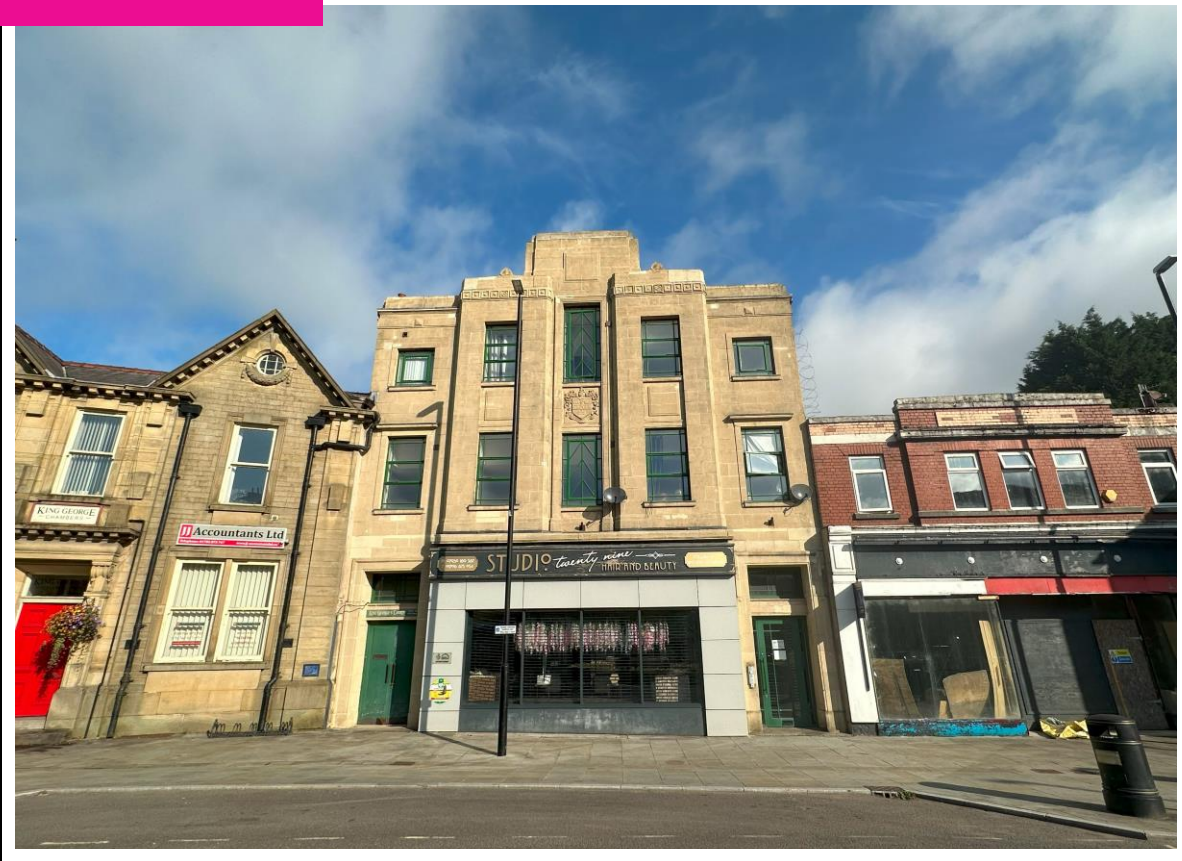


FOR SALE



Eleven self-contained apartments in attractive art deco town centre building

King George's Court, St James Square, Bacup, Lancashire, OL13 9AS

- ❁ Freehold apartment block in town centre location
- ❁ Attractive three storey building of stone construction
- ❁ Eleven self contained apartments being an ideal investment opportunity
- ❁ Large art deco windows providing good natural light into the apartments
- ❁ Mix of one and two bedroom apartments each with their own kitchen and bathroom facilities
- ❁ Entrance to the front and rear of the site including a yard area for refuse
- ❁ Positioned close to all the local town centre amenities, restaurants and bars
- ❁ Retail premises on the ground floor, sold off on long leasehold basis
- ❁ Significant external refurbishment program carried out in recent years
- ❁ Ideal for investor, housing association or social housing provider

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

Location

The property is positioned in the centre of Bacup fronting St James Square.

Businesses in the vicinity include Boots The Pharmacy and various independent shops, pubs and restaurants.

Bacup is a town in the Borough of Rossendale with a population of approximately 13,000 residents being within a short drive of Rawtenstall, Todmorden and Burnley.

Description

Attractive town centre building converted into eleven self contained apartments, positioned in the centre of Bacup.

The property has its accommodation arranged over three floors (plus a basement) and was originally occupied by Rossendale Borough Council for use as offices.

The property was originally converted in the 1990's and has a mix of one and two bedroom apartments each with their own kitchen and bathroom facilities.

The building was significantly refurbished externally in recent years, further details of which are available on request. The apartments do now require internal refurbishment.

Whiteacres have been advised the building is freehold however the ground floor retail premises has been sold off on a long lease with approximately 68 years left on the term.

Accommodation

The property has been measure on a gross internal basis excluding the basement, lift shaft and stairwell and extends to the following approximate area:

DESCRIPTION	SQ FT	SQ M
Ground Floor GIA	442.7	41.13
First Floor GIA	1,965.7	182.61
Second Floor GIA	2,098	194.9
Basement	Not Measured	
GIA	4,506.4	418.64

Terms

Offers in the region of £500,000

VAT

The price quoted is exclusive of VAT, which may be payable at the prevailing rate.

Tenure

Whiteacres have been informed that the apartments are freehold. The ground floor retail premises was sold off on a long lease from the 30th April 1992 for a term of 99 years at a peppercorn rent.

Tenancies

Certain apartments are let by way of a six month assured shorthold tenancy and an up to date schedule can be supplied on request.

Services

We understand each apartment has the benefit of mains water. The apartments have their own electricity supply which we are informed is separately metered.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in 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.

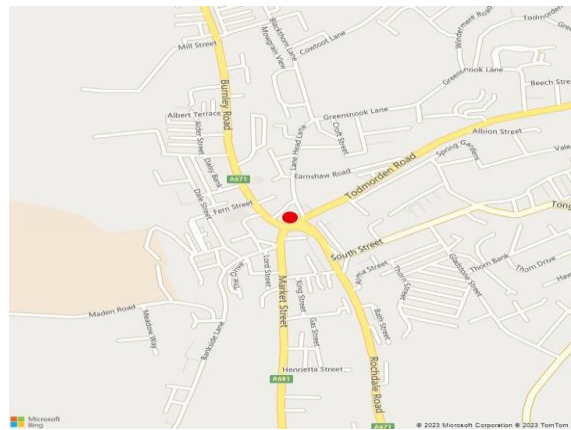
Viewings

Please contact the agents:

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

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

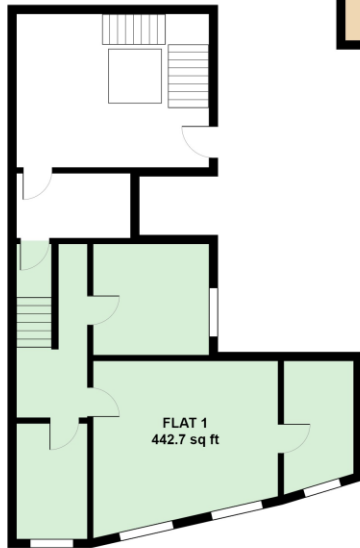
Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



First Floor Apartments
Combined Rental Area - 182.6 sq. meters (1965.7 sq. feet)

Second Floor Apartments
Combined Rental Area - sq. meters 194.9 (2098 sq. feet)

Ground Floor Apartment
Combined Rental Area -
41.1 sq. meters (442.7 sq. feet)



For illustration purposes only - not to scale



For illustration purposes only - not to scale



For illustration purposes only - not to scale