



Prominent Roadside Retail Premises.

TO LET

**GROUND AND LOWER GROUND
FLOOR
34 DEARDENGATE
HASLINGDEN
ROSSENDALE
LANCASHIRE
BB4 5QJ**

1,205 Sq Ft (111.94 Sq M)

- Spacious open plan retail accommodation ideal for showroom, office, bar or restaurant use, subject to obtaining the appropriate planning consent.
- Imposing stone built property, highly visible with plenty of passing traffic.
- Convenient town centre location with nearby occupiers including Greggs, Nisa Supermarket and a variety of independent retailers.
- 100% Small Business Rates Relief available for eligible Tenants.

Location

The property is situated at the junction of Deardengate and Blackburn Road (A680), a busy main road location in Haslingden town centre. Deardengate is the main thoroughfare leading through the town centre and is a popular trading location with neighbouring occupiers including Greggs, Nisa Supermarket, Mannings and a variety of independent retailers.

The property is also within a 5 minute drive from the Haslingden bypass, (A56) which connects to the M66 and is within a 20 minute drive of Bury, Manchester, Burnley and Blackburn.

Description

A former bank premises of traditional stone construction with a return frontage onto Deardengate and Pleasant Street. Most recently occupied as a showroom, internally the property comprises an open plan sales area to the ground floor, together with WC and Kitchenette facilities. There is also a useful storage area to the lower ground floor.

An attractive stone built premises in a highly visible main road location, the accommodation is ideally suited to various retail or office uses and may suit alternate uses such as a bar or restaurant subject to the appropriate planning consent.

Accommodation

Ground Floor

Sales 80.64 sq.m 868 sq.ft

WC / Kitchenette 10.61 sq.m 114.2 sq.ft

Lower Ground Floor

Cellar storage 20.7 sq.m 222.8 sq.ft

GIA 111.95 sq.m 1205 sq.ft



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

£12,000 per annum

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,500 per annum (2023/24).

The property may benefit from Small Business Rates Relief, and interested parties should contact Rosendale Borough Council direct on 01706 217777 to confirm

Services

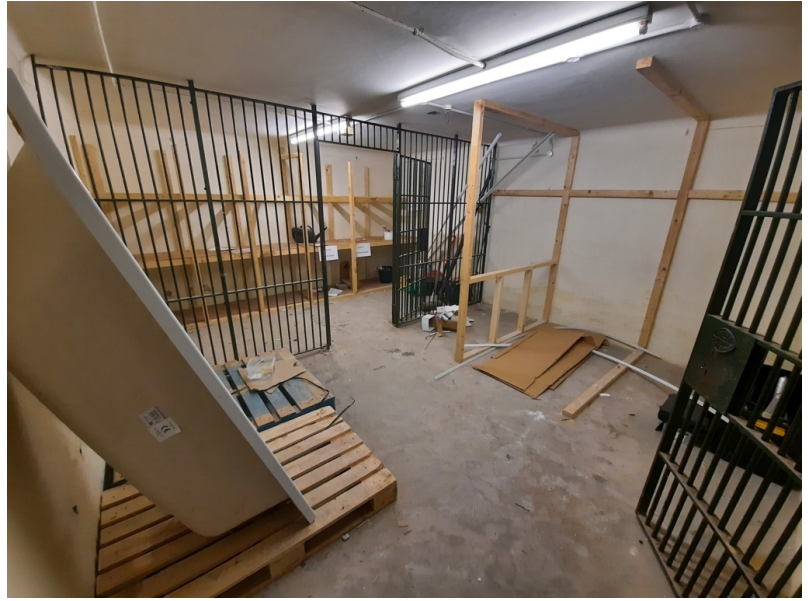
The property has the benefit of mains electricity and water.

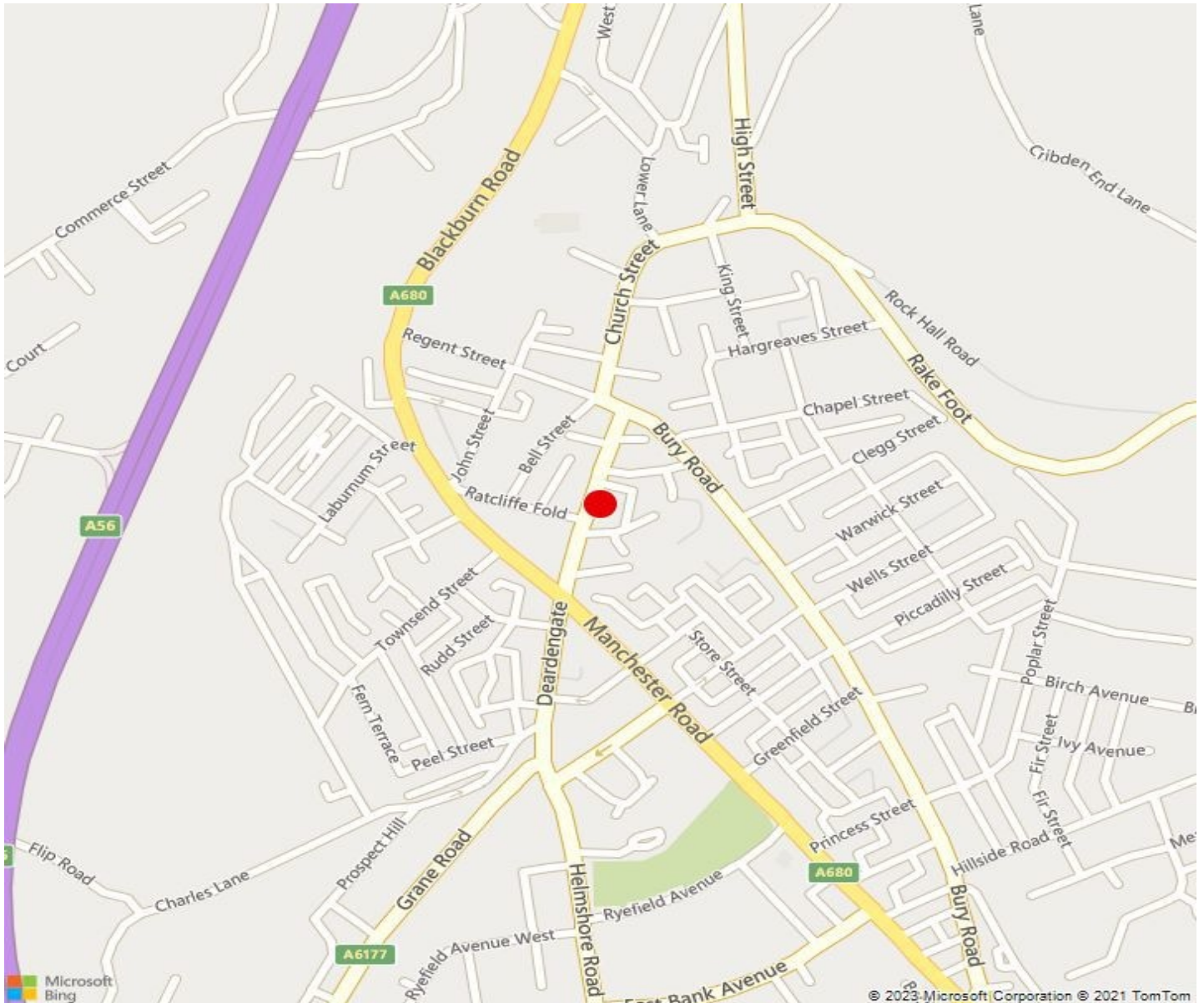
Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

