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# CHARLES LOUIS

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### Directions

**LOCATION** The discussed property is situated on Manchester Road in Haslingden, Lancashire. Haslingden town centre is a short walking distance and provides all local amenities. Close to a bus stop on the same side, with off road and on road parking including some without current time / money restrictions at the time of writing prove highlight the ideal HMO opportunity for student or private tenants and a prime destination restaurant / bar potential. The A56, linking the town with M56 & M66 Main motorways highlights the prime location for commuting to Rawtenstall, Blackburn, or Manchester city centre.

**44 Manchester Road**  
Haslingden, Rossendale, BB4 5ST

**Guide price £195,000**

- Large Period Double Fronted Commercial Stone Built Property
- In Need Of Refurbishment Throughout
- Close To Haslingden Town Centre & Transport Links
- Sizable Single Storey Extension
- Set Over Five Levels With Commercial Unit on Ground Floor And Lower Ground
- Development & Investment Opportunity
- Suitable For A Variety Of Uses (Subject To Planning)
- A Must See!!! Viewing Essential To Appreciate Size & Location

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.



# 44 Manchester Road

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**\*\*A MUST SEE!!\*\*DEVELOPMENT & INVESTMENT OPPORTUNITY\*\*STONE BUILT PROPERTY WITH PERIOD FEATURES\*\***Charles Louis Commercial Agents are delighted to bring to the market this substantial stone built property. From what was a long standing bakery in the local community, is now an, ideal opportunity for investors and developers. Currently in vacant possession, it is ready for a project start date.

In May 2018, Rossendale Council approved a 7 bedroom HMO on the first, second and third floor, with architect plans considering the ground floor to be renovated into a Restaurant / Bar, the basement would serve as storage for the commercial ground floor unit. Please note, this has recently lapsed in earlier in 2021 and would require renewing with the Local Planning Authority. More information on this is available on request / accessible via the Rossendale Planning Portal (Reference: 2018/0078). From an investment point of view, the planning could be followed on with original plans and let out, or a re-draft of commercial to suit further residential potential on the ground floor may be a possible route, subject to new applications. Vendor has calculated the opportunity having a potential yield of 10% - 12%, subject to final costs.

Total Sq Ft: 2,978 Approx  
EPC - G

**Basement Commercial - Room One**  
14'4 x 15'0 (4.37m x 4.57m)

**Basement Commercial - Room Two**  
18'5 x 17'3 (5.61m x 5.26m)

**Ground Commercial - Shop Front**  
19'5 x 18'3 (5.92m x 5.56m)

**Ground Commercial - Room Two**  
15'5 x 14'9 (4.70m x 4.50m)

**Ground Commercial - Room Three**  
13'0 x 19'9 (3.96m x 6.02m)

**First Floor - Room One**  
19'4 x 18'4 (5.89m x 5.59m)



**First Floor - Room Two**  
19'4 x 15'2 (5.89m x 4.62m)



**Second Floor - Room One**  
19'4 x 18'1 (5.89m x 5.51m)



**Second Floor - Room Two**  
19'4 x 15'1 (5.89m x 4.60m)



**Loft / Roofspace**  
18'3 x 16'7 (5.56m x 5.05m)

