

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**FOR SALE**



**22-24 QUEEN STREET  
GREAT HARWOOD  
BB6 7QQ**

- Town centre retail investment opportunity
- Two-storey double fronted retail/office premises
- Received annual income £7,176 with review provision

## LOCATION

Prominently situated fronting Queen Street in the centre of Great Harwood. This is a thriving shopping location and has in recent years been enhanced by a new Aldi and Tesco store. Close by occupants are a mixture of local and national retailers.

## DESCRIPTION

A double fronted two-storey property of stone construction under a pitched slate roof. Internally, the property is very well presented with an open plan ground floor sales area with rear office, fitted kitchen and store. There is wood laminate flooring, spotlighting and good natural light from the double display frontage.

The first floor is divided to form three private offices and toilet. A gas hot water central heating system has been installed.

## EXTERNALLY

To the rear of the premises is an enclosed yard and garden area with one parking space accessed from Back Queen Street.

## ACCOMMODATION

The approximate net internal areas are as follows:

### Ground Floor

Sales area	340 sq. ft.
Office	118 sq. ft.
Kitchen	45 sq. ft.
Store	60 sq. ft.
<b>Total</b>	<b><u>563 sq. ft.</u></b>

### First Floor

Three private offices	608 sq. ft.
Toilet	

## SERVICES

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

## PLANNING

The premises are currently occupied as a mortgage and finance brokers business. We understand this to fall within Use Class E (formerly Class A2) Financial and Professional Services of the Use Classes Order of the Town & Country Planning Acts. Class E provides permitted change of uses to retail/shop and café/restaurant. It will be the purchaser's responsibility to clarify any planning matters with Hyndburn Borough Council on 01254 388111.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and copy will be available upon request.

## TENANCY

The premises are currently let until 1 December 2024 at an annual rental of £7,176. There is provision for a review of the rental on 31 July 2024. We are informed the current tenant has been in occupation since 2018. A copy of the lease is available for inspection upon request.

## TENURE

We are informed that the property is held Freehold and free from chief rent.

## PRICE

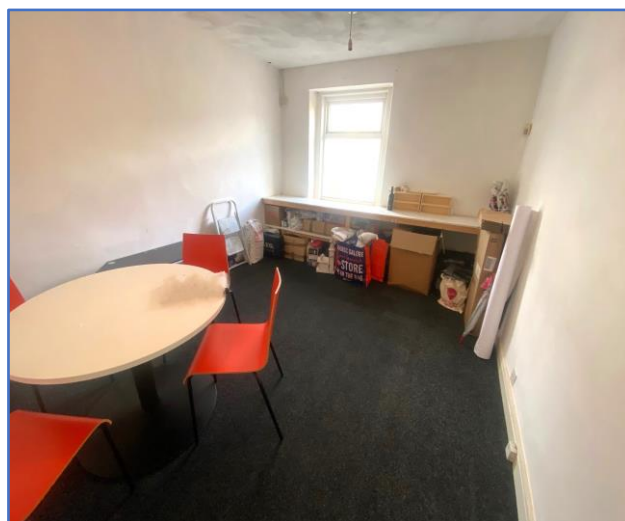
**Offers in the region of £120,000 invited.**

## MONEY LAUNDERING

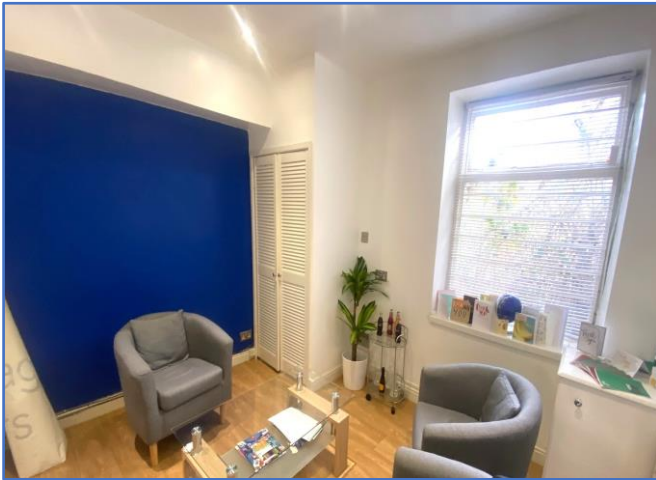
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.  
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