

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



**18–24 KING STREET
BACUP
OL13 0AH**

- Town centre mixed use investment opportunity.
- Three retail units and four first floor flats.
- Three flats currently let out through Airbnb with one flat let as an AST.
- Gross rental income currently £57,722.90 per annum.

LOCATION

Situated within Bacup town centre fronting King Street which links Union Street with Lee Street.

Market Street which is the main arterial route into the town from Rawtenstall is accessed via either Union Street or Lee Street.

Bacup is located within the larger area of Rossendale lying approximately four miles east of Rawtenstall, six miles North of Rochdale and seven miles South of Burnley.

DESCRIPTION

Two storey detached property of brick construction beneath a pitched slate roof providing three ground floor retail units with four self-contained first floor flats.

The property was extensively renovated a few years ago with the property in excellent condition.

Full UPVC glazing throughout. All shops benefit from an internal protective roller shutter.

The ground floor is currently occupied as three separate units but unit 22 could be potentially split.

Each retail unit benefits from a single WC and brew station/kitchen.

Access to the first floor flats is via a secured staircase and rear balcony.

Each residential unit provides lounge area with kitchen, shower room and frontal double bedroom.

ACCOMMODATION

GROUND FLOOR – SHOPS

No. 20

Sales and storage area 35.02 sq. m. 377 sq. ft.

No. 22

Sales area 37 sq. m. 398 sq. ft.

Rear Store 5.03 sq. m. 57 sq. ft.

No. 24

Retail/storage area 34.74 sq. m. 374 sq. ft.

RESIDENTIAL UNITS

Each flat provides a gross internal floor area of approximately 36 sq. m (388 sq. ft.)

EXTERNALLY

To the rear of the property is an area for parking which is demised to the ground floor retail occupiers. There are also areas dedicated for bin storage.

RATING

The properties have the current Rateable Values we are verbally informed by the Local Authority.

No. 20 £4,000

No. 22 £4,800

No. 24 £4,000

All of the flats are within Band A for Council Tax purposes.

TENURE

Freehold we are informed by the Vendor.

SERVICES

All mains services are available. Each unit is separately metered for utilities. It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

TENANCIES

The shops are currently all let on informal lease agreements which do require renewal.

20 King Street is let at £500 per calendar month.

22 King Street is let at £475 per calendar month.

24 King Street is let at £425 per calendar month.

The landlord is responsible for external repairs.

18c King Street is let by way of a shorthold assured tenancy at a current rental of £475 per calendar month.

The other three flats are currently let via Airbnb. Between the three flats the current annual gross income is £35,222.90 which nets to £28,943.06 after deduction of expenditure for regular cleaning and maintenance.

PRICE

£595,000.

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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VAT

We are informed that VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The shops are all within Band C with the flats within Band D on the EPC Register. Copies are available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

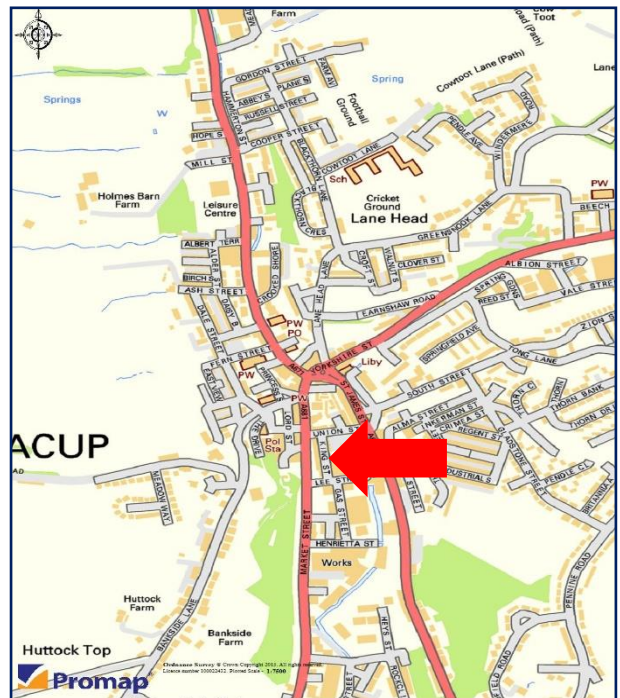
MONEY LAUNDERING

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 THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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