



261 Helmshore Road, Rossendale, BB4 4DJ

Offers in excess of £125,000

Goodmove present an exceptional opportunity to acquire both a spacious three-bedroom maisonette and the ground-floor commercial café beneath it, offered together as a single, combined sale. This unique property provides a rare blend of residential comfort and established commercial appeal.

Arranged over generous accommodation, the maisonette comprises three well-proportioned bedrooms, a bright and airy living space, and a thoughtfully designed kitchen ideal for modern living. The flat is currently vacant, with the most recent rental income achieved at £575 PCM, offering immediate scope for re-letting or owner occupation.

The sale also includes the ground-floor commercial café, which is currently let on a 10-year lease with a 5-year break clause. A tenant break option is available in 2028 (two years' time). The café produces a current rental income of £425 PCM, providing established commercial income from day one.

Situated in a highly convenient location with easy access to local amenities, transport links, and a strong community feel, this versatile residential and commercial property will appeal to a wide range of buyers.

The property has been attractively priced and invites all buyers in a position to proceed to view. Please call for further information.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Commercial Lease and Income

The ground-floor commercial café is currently let on a 10-year lease with a 5-year break clause. A tenant break option is available in 2028.

The café produces a current rental income of £425 pcm.

The flat, although currently vacant, recently achieved £575 pcm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

