



Farrow & Farrow

ESTATE & LETTING AGENTS



- St James Square / Tower Street, Bacup, Rossendale
- 3x Apartments - 2x 1 Bed, 1x Studio
- Ground Floor High Street Retail Unit
- Good Passing Trade - Town Centre Location
- 2 Apartments & Shop Currently Occupied
- Great Scope To Improve Current Rental Yield
- AVAILABLE NOW TO VIEW
- Contact Us To View - BY APPOINTMENT ONLY

Portfolio of Properties, St. James Square, Bacup, OL13 9NH

£250,000
Offers Over

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*** INVESTOR ALERT *** MIXED USE PORTFOLIO - 1x HIGH STREET RETAIL SHOP, 2x 1 BED APTS, 1x STUDIO APT - Town Centre Location , Great Passing Trade, Apartments With Separate Communal Entrance To Rear, Good Yield Potential Approx 8.5%-9% - AVAILABLE NOW



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

St James Square / Tower Street, Bacup, Rossendale, Lancashire is a portfolio of 3x Apartments and a ground floor high street retail premises. With 2x 1 Bed and 1x Studio Apartments, plus the centrally located shop front, the properties present a good opportunity to acquire a mixed use portfolio with a predicted fully occupied yield in the region of 8.5%-9%, possibly more. The retail element is currently leased, as are 2 of the apartments, (the studio apartment is currently vacant with a view to selling).

Accessed from Tower Street to the rear, the apartment units have a separate communal entrance and stairway with dedicated meters to each. The shop is access from St James Square itself to the main road.

Bacup Town Centre is an improving and increasing in popularity, as well as being in receipt of regeneration funding and plans, including a new market hall already underway. There is therefore excellent scope from the purchase of this property, to generate a higher future rental yield as the area benefits from growth and investment as a result.

To arrange a viewing or for any further information, please contact our Rawtenstall office.

Shop 23'5" x 11'3"

Office 6'1" x 11'3"

WC

Flat 1

Hall

Kitchen Area 6'7" x 11'3"

Open Plan Lounge / Kitchen 18'1" x 11'10"

Bedroom 1 14'1" x 5'11"

Shower Room

Flat 2

Hall 6'9" x 5'9"

Open Plan Kitchen / Lounge 19'0" x 12'1"

Bedroom 1 10'7" x 9'5"

Shower Room 8'11" x 3'10"

Flat 3

Open Plan Kitchen / Lounge / Bedroom 12'3" x 27'11"

Shower Room 9'2" x 3'9"

Agents Notes

Disclaimer

