58, Dearden gate, Rossendale, BB4 5SN

£125,000
Offers Over





- Dearden gate, Haslingden, Rossendale
- End Townhouse Laid out as Commercial & Residential
- Ground Floor Bar / Café / Restaurant Plus Commercial Kitchen
- Large Basement Area
- Scope to Improve and Add Value
- First Floor Flat with Potential Second Floor Too
- No Chain Delay

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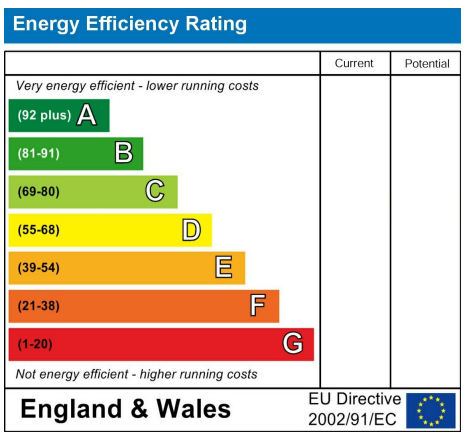
58, Deardengate, Rossendale, BB4 5SN

*** COMMERCIAL & RESIDENTIAL PROPERTY LAID OUT OVER 4 FLOORS - PRIME HIGH STREET POSITION *** - Ideal Property For A Variety Of Uses, Realistically Priced For Quick Sale, AVAILABLE WITH NO CHAIN DELAY - Viewing Recommended, By Appointment Only - Contact Us To View!!!







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Deardengate, Haslingden, Rossendale is an end stone terrace property, offering 4 floors of usable space including the basement storage. Currently laid out with Restaurant / Cafe Bar with Kitchen on the ground floor. First Floor Studio Apartment with the 2nd floor potential for 2 Bedrooms. The upper floor would need some modernisation. The property could be made in to all flats - subject to planning.

Located in the town centre, this property would make an ideal purchase for a variety of commercial purposes, with good size accommodation and circulation space, the property is available now and FOR SALE WITH NO CHAIN DELAY with early viewing recommended.

Internally, the property briefly comprises: GROUND FLOOR - Vestibule, Bar with Restaurant / Café area, Rear Kitchen, Utility & WC. BASEMENT: Large Storage Room (Could be a Kitchen). FIRST FLOOR: Landing, Room 1 (Lounge / Bedroom, Kitchen Area & Bathroom. SECOND FLOOR 2 x Large Rooms with potential to be Bedrooms (Subject to Building Regulations

Located in the heart of Haslingden's main shopping street, the property occupies a prime position for passing business both on foot and by road. Surrounding the property are a range of other commercial properties and town centre residential flats / houses. A full range of local amenities is available within walking distance, while motorway and commuter connections, sought after local schools and countryside too, are all nearby.

* Town Centre Commercial Premises In Prime High Street Position * Accommodation Over 4 Floor Inc Basement * Priced Realistically For Quick Sale With No Chain Delay

Vestibule

Resturant / Cafe / Bar Area 16'11" x 15'1"

Rear Hall

Inner Hall

Kitchen Area 9'2" x 12'2"

Utility 8'8" x 7'10"

WC

Lower Landing

Large Store Room

First Floor Landing

Studio Flat 16'3" x 15'8"

Kitchen Area 9'2" x 6'5"

Bathroom 12'4" x 9'5"

2nd Floor Landing

Potential Bedroom

Potential Bedroom 2

Agents Notes

Disclaimer



