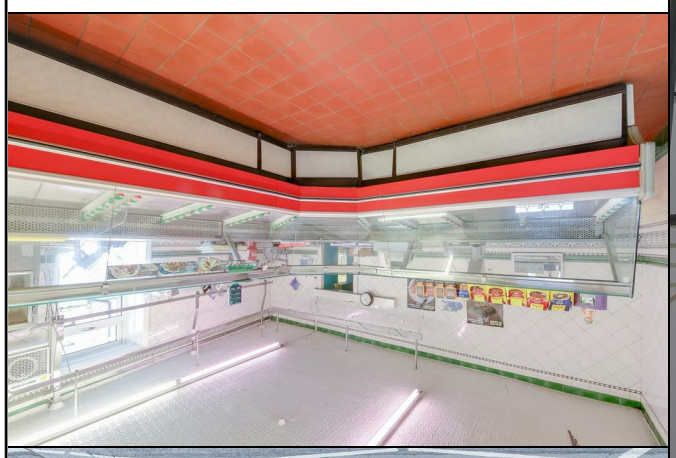
222, Newchurch Road, Bacup, OL13 0TS

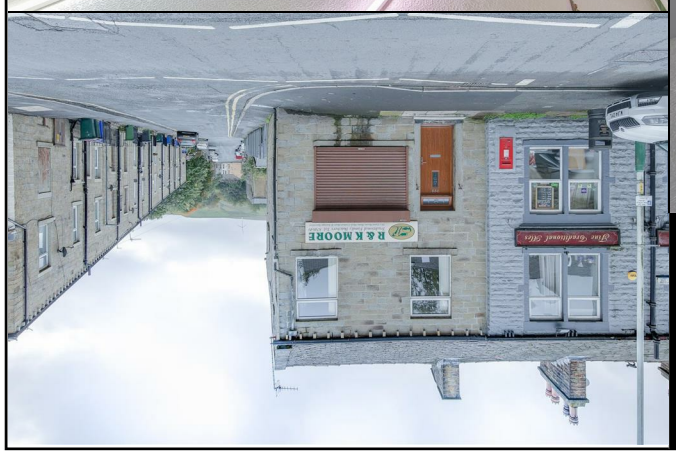
£145,000

Offers In The Region Of

- Newchurch Road, Stacksteads, Bacup
- Main Road, End Terrace Mixed Use Property
- Commercial Ground Floor & Basement
- 2 Bedroom Apartment Over
- Close To Local Amenities & Transport Links
- Ideal Investment Opportunity With Further Scope
- AVAILABLE NOW WITH NO CHAIN DELAY
- Contact Us NOW To View







Farrow & Farrow
ESTATE & LETTING AGENTS









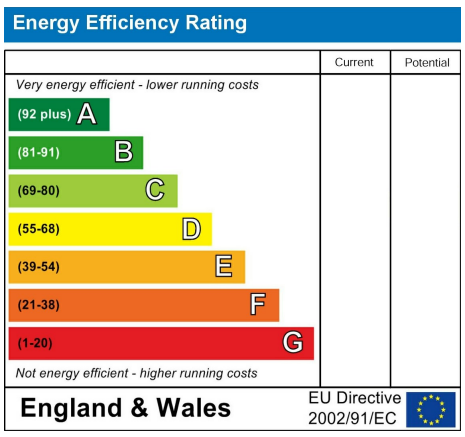
Farrow & Farrow
ESTATE & LETTING AGENTS
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk

222, Newchurch Road, Bacup, OL13 0TS

*** NEW *** - HIGH STREET, END STONE TERRACE UNIT PLUS 2 BEDROOM APARTMENT - Ideal Investment Opportunity, Main Road Position, Perfect Opportunity To Revert To 1x Home or 2x Apartments If Preferred - POTENTIAL 8% YIELD - NO CHAIN DELAY !!!







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Newchurch Road, Stacksteads, Bacup, Rossendale is a main road, end terrace commercial property with a 2x bedroom apartment over. Ideally situated in a high street position and with potential to revert to residential (STP), the property is well-positioned close to a range of local amenities and transport links too. As such, the premises represent an ideal opportunity for new or existing businesses, with the option for a separate residential income from the apartment above adding to its appeal.

Currently benefiting from Small Business Rate Relief, the premises are large enough for a variety of uses, yet ought to be easily managed and have relatively low overheads. The current owners of the established butchers / deli business in situ are bringing the property to the market due to retirement.

Available immediately, this is an attractive mixed use commercial / residential prospect which is AVAILABLE NOW & FOR SALE WITH NO CHAIN DELAY.

Main Shop 17'6" x 15'1"

Kitchen Area 15'5" x 14'9"

Kitchen/Utility 16'1" x 6'7"

Lower Ground Floor

Kitchen Area 16'1" x 11'1"

Storage

WC

Apartment Hallway

Landing

Lounge/Dining Room 15'3" x 19'10"

Kitchen 11'4" x 9'8"

Bathroom 3'10" x 10'2"

Bedroom 1 12'9" x 12'0"

2nd Landing / Study Area 15'10" x 6'10"

Bedroom 2 14'9" x 14'9"

Store Room / Potential Bathroom 7'10" x 18'3"

Agents Notes

Disclaimer



