



Substantial Restaurant Premises With Spacious Living Accommodation

FOR SALE

**74 MARKET STREET
BACUP
LANCASHIRE
OL13 0AT**

4,031 Sq Ft (374.48 Sq M)

- Deceptively spacious accommodation arranged over three floors.
- Attractively finished internally with fitted bar, waiting area, kitchen and substantial dining facilities.
- Gas central heating throughout.
- Prominent roadside position in the centre of Bacup.
- Large basement for storage.

Location

The property is prominently situated on Market Street (A 67) the main arterial route into Bacup from Rawtenstall. There are a mix of uses in the immediate surrounding area including residential, regional and national retail outlets and also a large Morrisons supermarket and shortly to be completed Aldi store.

Bacup is accessible to a wide catchment area and is within approximately 4 miles of Rawtenstall town centre and its facilities including access onto the M66.

Description

A substantial stone built property that has its accommodation arranged over three floors. The basement covers the full footprint of the property and is used partly for storage, a beer cellar, laundry area together with staff facilities including WC. There is separate access from the rear of the property.

The ground floor has been used for many years as an Italian Restaurant and has an attractive bar and seating area together with open plan kitchen and large seating area for approximately 60 covers. There are WC facilities, tiled floors and suspended ceilings.

The first floor has been used as living accommodation for many years and comprises of a large lounge, master bedroom with fitted wardrobes, two further bedrooms, a fully tiled bathroom and shower facility and a small kitchenette.

The property is ideally suited to its current use but would be suitable for alternate uses subject to obtaining the necessary planning consent.

Accommodation

Basement

Beer Store / Laundry / Staff 151.24 sq.m (1628 sq.ft)

Ground Floor

Bar, seating, kitchen and dining area 151.24 sq.m (1628 sq.ft)

First Floor

Bedroom 1 10.88 sq.m (117 sq.ft)

Bedroom 2 14.12 sq.m (152 sq.ft)

Bedroom 3 17.79 sq.m (191 sq.ft)

Shower Room 6.07 sq.m (665 s.ft)

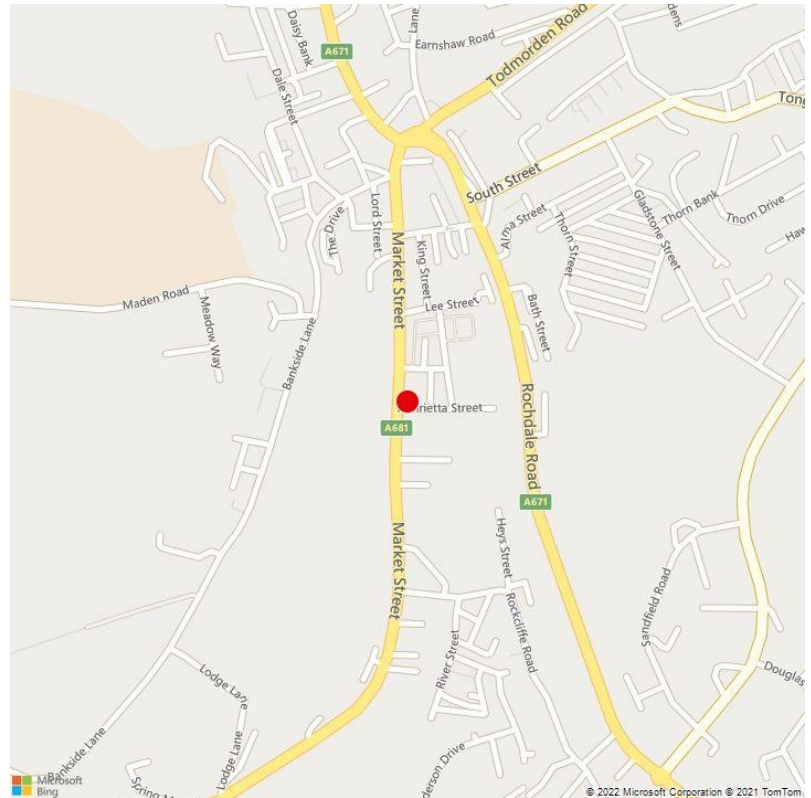
Lounge 19.12 sq.m (205 sq.ft)

Kitchenette 4.17 sq.m (45 sq.ft)

Planning

The property has been used as a Restaurant formally Class A3, currently Class E, of the use Classes Order 2020.

Alternate uses would be considered and enquiries should be directed to Rossendale Borough Council on 01706 217777



Price

£395,000 (three hundred and ninety five thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,750 per annum (2017 to present). Small Business Rates Relief may be available and interested parties should contact Rossendale Borough Council.

Services

The property has the benefit of all mains services. There are two central heating boilers providing heating to the both the ground floor and first floor accommodation.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

