



Prominent Stone Built Premises Comprising Ground Floor Shop and Two Extensively Refurbished Apartments

FOR SALE

**34 DEARDENGATE
HASLINGDEN
ROSSENDALE
LANCASHIRE
BB4 5QJ**

3,364.18 Sq Ft (312.53 Sq M)

- Substantial three storey property located in a highly visible main road location.
- Excellent mixed retail and residential investment opportunity.
- Convenient town centre location within a short drive from the Haslingden bypass (A56) and junction 1 of the M66 Motorway.
- Established town centre location with good mix of independent retailers.

Location

The property is situated at the junction of Deardengate and Blackburn Road (A680), a busy main road location in Haslingden town centre. Deardengate is the main thoroughfare leading through the town centre and is a popular trading location with neighbouring occupiers including Greggs, Nisa Supermarket, Mannings and a variety of independent retailers.

The property is also within a 5 minute drive from the Haslingden bypass, (A56) which connects to the M66 and is within a 20 minute drive of Bury, Manchester, Burnley and Blackburn.

Description

An imposing stone built former banking hall with its accommodation arranged over four storeys. Most recently occupied as a showroom, the ground floor comprises an open plan sales area with WC and kitchen facilities, with additional storage to the cellar.

The first and second floors are separately accessed off Pleasant Street and have undergone an extensive refurbishment to create two self contained, two bedroomed apartments. The apartments each benefit from spacious living rooms, brand new modern fitted kitchens and bathrooms, with new floor coverings throughout.

The ground floor retail accommodation benefits from an excellent return frontage onto Deardengate, a busy main road location with a good level of passing traffic. The commercial accommodation is ideally suited to various retail, office uses or may suit an alternate use such as bar or restaurant use, subject to the appropriate planning consent.

The property offers an excellent investment opportunity once fully Tenanted.

Accommodation

Ground Floor Sales 66.66 sq.m 717.52 sq.ft
WC / Kitchenette 24.59 sq.m 264.68 sq.ft

Lower Ground Floor
Cellar storage 20.7 sq.m 222.8 sq.ft

First Floor Apartment
Living Room 34.09 sq.m 366.94 sq.ft
Kitchen / Dining 10.28 sq.m 110.65 sq.ft
Shower Room 5.47 sq.m 58.8 sq.ft
Bedroom 1 16.63 sq.m 179.00 sq.ft
Bedroom 2 19.99 sq.m 215.17 sq.ft
Hallway 8.03 sq.m 89.34 sq.ft

Second Floor Apartment
Living Room 34.33 sq.m 369.52 sq.ft
Kitchen / Dining 13.35 sq.m 145.85 sq.ft
Bathroom 8.3 sq.m 89.34 sq.ft
Bedroom 1 16.83 sq.m 181.15 sq.ft
Bedroom 2 22.92 sq.m 246.71 sq.ft
Hallway 10.1 sq.m 101.71 sq.ft

GIA 312.54 sq.m 3364.18 sq.ft



Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£315,000 (three hundred and fifteen thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the ground and lower ground floor shop has a Rateable Value of £10,500 per annum (2023/24).

The two apartments will each have a separate Council Tax Banding which is to be confirmed

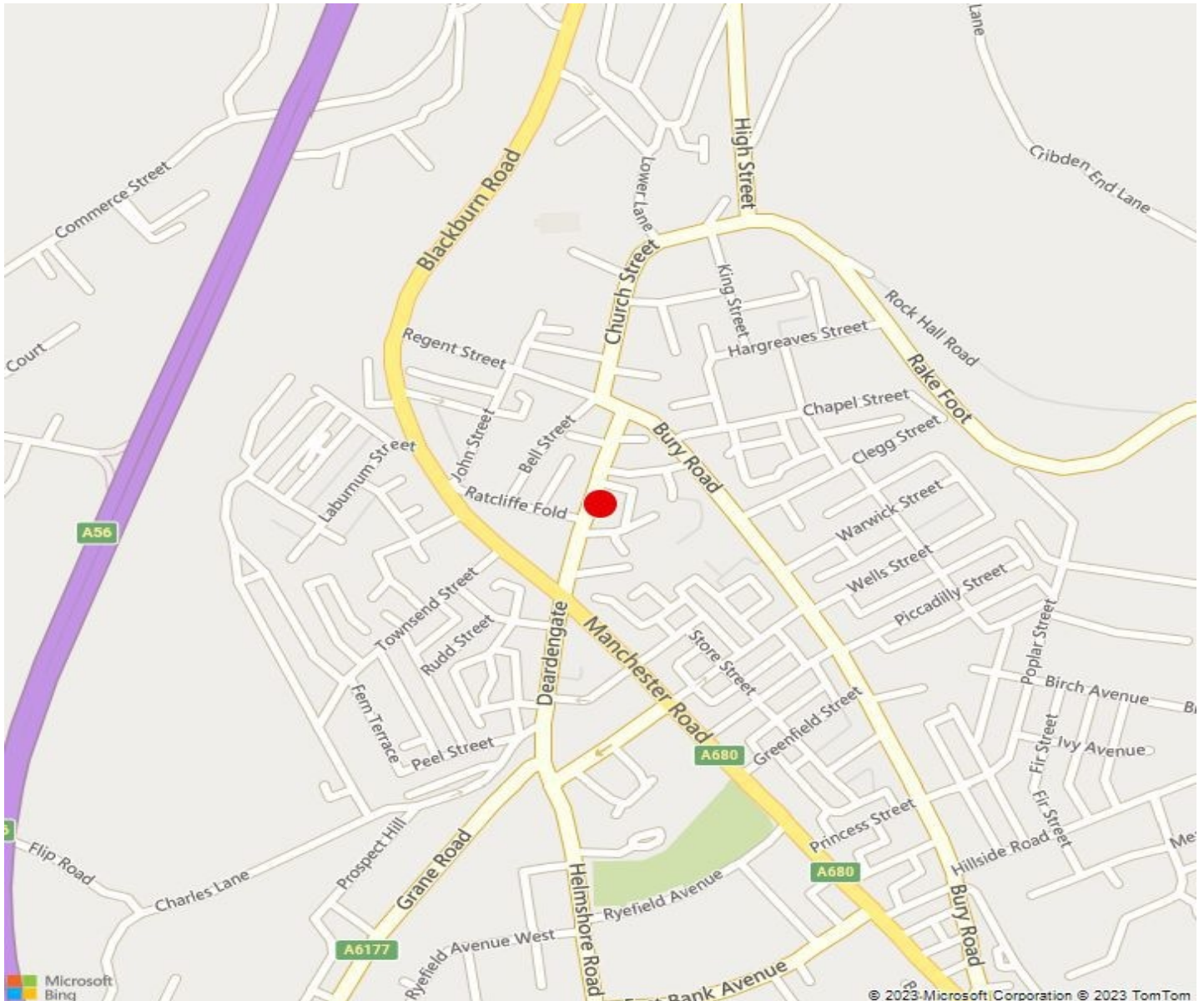
Services

The property has the benefit of all mains services including gas fired central heating to the apartments

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

Viewings

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

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

