



**TO LET: £7,500 Per Annum (Per unit)
Exclusive**

RYDER & DUTTON

48-50 Deardengate

Haslingden, Rossendale, BB4 5SN



Two ground floor mid parade stone built units, comprising open plan retail/office accommodation to the front with stores and WC facilities to the rear.

The accommodation has been refurbished throughout and would lend itself to retail or office use, subject to Landlord and any necessary planning consent if required.



Edge View House, 14-16 Salmon Fields Business Village, Royton, OL2 6HT
Tel: 0161 925 3232 Fax: 0161 925 3233 Email: commercial@ryder-dutton.co.uk

www.ryder-dutton.co.uk



The premises comprise two self contained stone built retail units that have recently been refurbished, extending to 66.69 sq.m (720sq.ft) or thereabouts, net internal area combined.

The ground floor can be let as a whole or separately, subject to tenant requirement and Landlord consent. There is also scope for the units to be utilised for a variety of uses, including retail and office purposes, subject to Landlord and any necessary planning consent.

The units would ideally suit a small business looking to trade from a smart location in the heart of Haslingden Town Centre. The property has recently undergone refurbishment throughout to a good standard providing a blank canvas for any potential tenant to undertake their own internal fit out to suit the needs of their business.

Situated in an attractive position within Haslingden, within walking distance of the town centre and all it's associated amenities.

On the street car parking is available outside the property which is free for up to an hour. Access to the rear of the property allows for loading/unloading to the rear but there are no allocated car parking spaces to the ground floor units.

The sizes and dimensions quoted are in accordance with the RICS/ISVA code of measuring practice and are accurate to within 5%. The overall sizes are gross internal floor areas unless otherwise stated.



SERVICES

The property has access to Water and Electricity supply from Mains, however no checks have been made. Heating is by way of electric wall heaters but there is not a gas supply to the premises.

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

LOCAL AUTHORITY

Rossendale Borough Council., Business Centre/Futures Park, Bacup OL13 0BB

Tel No: 01706 217777

BUSINESS RATES

For verification purposes, prospective tenants are advised to make their own enquiries Rossendale Borough Council to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Viewing appointments are strictly by appointment with the sole letting agents, Ryder & Dutton, Commercial Department. Tel No: 0161 925 3232.

ACCOMMODATION

NUMBER 48

RETAIL ZONE A - 21'9" x13'9" (6.63m x4.2m)

REAR STORES- 8' x 7'8" (2.44m x 2.34m)
WC

NUMBER 50

RETAIL ZONE A- 21'9" x 13'9" (6.63m x 4.2m)

REAR STORES- 7'8" x 7'8" (2.34m x 2.34m)
WC

The property is located on Deardengate close to its junction with Manchester Road (A680). The property is within close proximity to the Haslingden Bypass (A56) which in turn provides direct access to the M65 and M66 with links into Manchester and surrounding towns in the North West.

The property sits within the Haslingden Conservation area and therefore is consistent to local traditions, building techniques and materials. Surrounding occupiers include a variety of local traders.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

WWW.EPC4U.COM

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