

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

4 Bankside Lane, Bacup, Lancashire, OL13 8GR



TO LET

Retail / Office Premises

33sq.m (358sq.ft)

Sales Area

Village Centre Location

TO LET £5,000 Per Annum

For more information call: 0161 925 3232

4 Bankside Lane, Bacup, Lancashire, OL13 8GR

Property Description

The premises comprise a shop/ office property, extending to 33sq.m (358sq.ft) or thereabouts.

The property would be ideally suited to a small business looking to trade or base themselves in Bacup village centre. The property is in very good condition throughout and has been redecorated recently.

Free Parking is available within easy walking distance.

Location

The property is located on Bankside, Bacup close to our residential sales office.

Accommodation

GROUND FLOOR

Sales Area/ Office (14'3" x 14'7") with display window.

Store room

Rear Office

Kitchenette/ WC

Measurements

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.

Business Rates

Rateable Value

UBR £2800

As the rateable value falls below the payable threshold, there will be no business rates to pay for a tenant trading from 4 Bankside.

Tenure

We understand from our client that the property is held Freehold but solicitors should confirm this information.

Planning

Rossendale Metropolitan Borough Council. 01706 217 777

Services

We understand that water and electricity is available although no checks have been made. The accommodation is heated by way of storage heaters.

VAT

VAT is not payable

Energy Performance Certificate

TBC

Website

This property along with others we are currently marketing can be viewed by visiting www.ryder-dutton.co.uk and www.egpropertylink.com

Viewings

Strictly by prior appointment through the sole agents Ryder & Dutton Commercial Department on 0161 925 3232. A viewing representative may have to accompany all viewings.