



TO LET

GROUND FLOOR

PRIME OFFICE / RETAIL PREMISES

59 Deardengate, Haslingden, BB4 5SN

48.4 sq.m (521.2 sq.ft)

LOCATION

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.

DESCRIPTION

A prominent mid parade stone built property comprising of open plan office accommodation to the front with a board room, kitchenette, and WC facilities to the rear. The accommodation has previously been used as offices, however would lend itself to retail use subject to the appropriate planning consent.

ACCOMMODATION

Front office 17.58 sq.m (189.3 sq.ft)
Board room 23.29 sq.m (250.7 sq.ft)
WC

Gross internal area 48.42 sq.m (521.2 sq.ft)

TERMS

The property is available by way of new full repair and insuring lease for a term to be agreed.

SERVICES

The property benefits from mains electricity, water.

SERVICES RESPONSIBILITY

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.

RENT

£6,500 per annum (six thousand five hundred pounds)

BUSINESS RATES

To be assessed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VAT

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

VIEWING

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