



RENT RECENTLY REDUCED.
£6,300 PER ANNUM.

RYDER & DUTTON

48 Deardengate.

Haslingden, Rossendale, BB4 5SN



RENTAL RECENTLY REDUCED!!

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

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

The units can be let individually or combined depending on prospective tenant requirements.



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 comprises 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 two ground floor units can be let as a whole or separately as each unit has it's own front and rear entrance, subject to tenant requirement. There is also scope for the units to be utilised for a variety of purposes, including retail/office purposes, subject to Landlord and any necessary planning consent.

Each unit would ideally suit a small business looking to trade from a smart location in the heart of Haslingden Town Centre and internally each unit is ready to move into and provide 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 but there are no allocated car parking spaces to the ground floor units.

We understand that the premises is not elected for VAT.

The ground floor units are available to let on a new full repairing and insuring basis for a term to be agreed with the Landlord.

EPC RATING
Number 48- E (118)

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





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
Tele No: 01706 217777

TENURE

To be advised

VIEWING

Strictly by appointment through Ryder & Dutton

Number 48

Retail Zone A - 21'9" x 13'9"

Rear Stores - 8' x 7'8"

WC

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

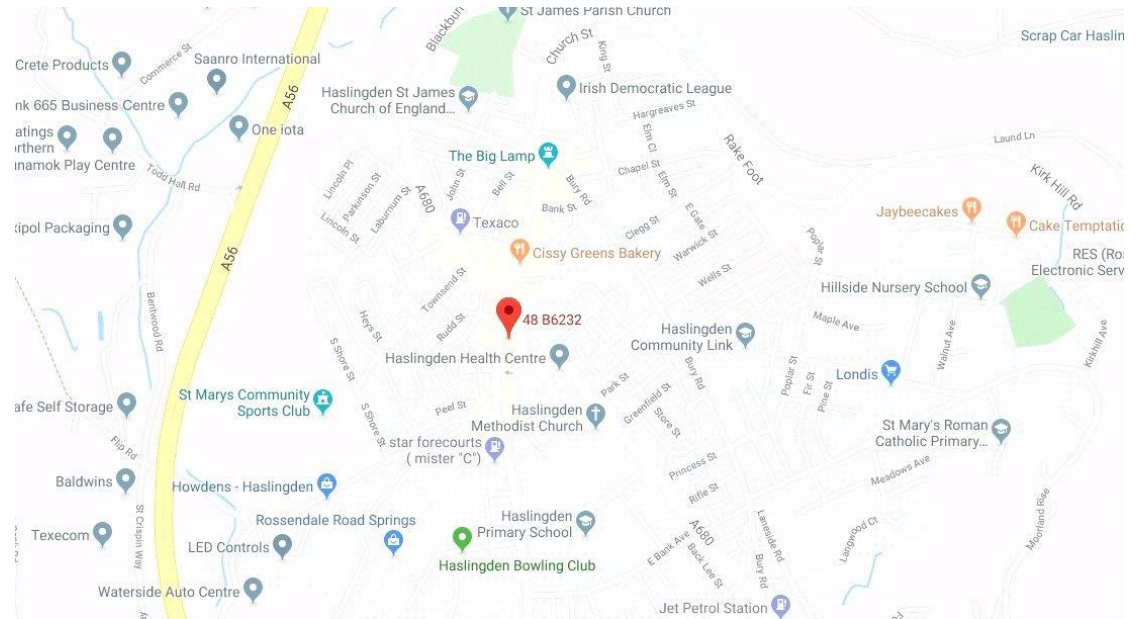
G Over 150

Less energy efficient

118

This is how energy efficient the building is.

WWW.EPC4U.COM



RYDER & DUTTON

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