

# BACUP

4/6 Irwell Street OL13 0AD

**FREEHOLD FOR SALE**

**LYONS  
THOMPSON  
LETT'S**  
PROPERTY CONSULTANTS



## Location and Description

The subject premises are located in a central location close to Bacup Market and are adjacent to the B&M shopper car park, with Morrisons Supermarket, Lloyds Pharmacy and Ladbrokes all nearby.

This attractive double fronted property previously operated as a Bookmaker at ground floor with the upper floor comprising two self contained residential flats which are occupied on a long leasehold basis.

## TENURE

The premises are offered for sale FREEHOLD.

NB: The residential accommodation on the upper floors are occupied on two leases each for a term of 125 years from November 2016 each paying a ground rent of £25 per annum. Further information is available upon request.

**Offers for the freehold interest are invited in excess of £100,000.**

## Accommodation

The premises are arranged on ground and first floors and comprise the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground floor	823 sq ft	76 sq m
First floor	Residential	Not inspected

## Business Rates

Rateable Value (2017): £6,400

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

## VAT and Costs

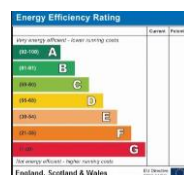
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

## EPC

A full copy of the EPC is available upon request.



## All Enquiries

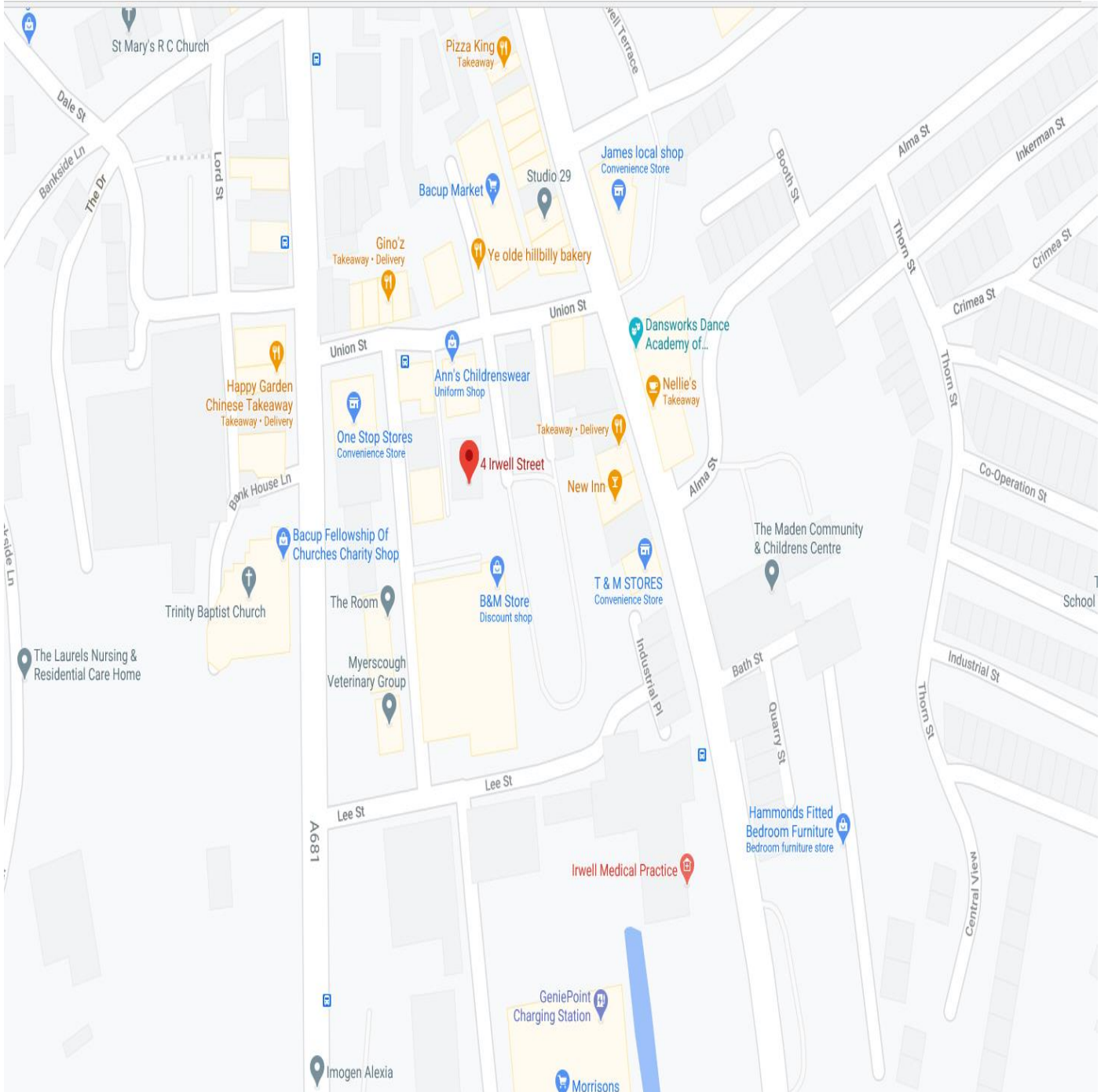
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**0161 260 0063**

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SEPTEMBER 2020. Subject to Contract.

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