

INVESTMENT

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

**TWO SHOP UNITS WITH TWO FIRST FLOOR FLATS
CURRENTLY PRODUCING £15,840 PER ANNUM**

**ONE SHOP AND BASEMENT CURRENTLY VACANT
AND AVAILABLE TO LET**

RENT GROWTH POTENTIAL



721 & 723 BACUP ROAD
WATERFOOT
ROSSENDALE
BB4 7EU

LOCATION

Situated in the centre of Waterfoot fronting Bacup Road (A681) the main arterial route linking Bacup with Rawtenstall. The property is in a parade of independent local retailers.

DESCRIPTION

Two ground floor retail units with basement workshop accessed from the rear.

Above the retail units is a flat.

ACCOMMODATION

721 Bacup Road

Sales Area	42.52 sq.m.	458 sq.ft.
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723 Bacup Road

Sales Area	54.53 sq.m.	587 sq.ft.
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Basement

Store/Workshop	94.29 sq.m.	1,015 sq.ft.
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SERVICES

All mains services are available to each property.

SERVICES RESPONSIBILITY

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

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

721 Bacup Road	Rateable Value £4,200
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723 Bacup Road. This property requires re-assessing due to recent refurbishment works.

Flats: Band A for Council tax purposes.

TENANCIES

721 Bacup Road.

Currently leased from the 20th June 2017 for a period of 5 years at a rental of £6,000 per annum. A rent review after 3 years.

Flat Over 723 Bacup Road

Let by way of an Assured Shorthold Tenancy Agreement from 11th August 2017 at £395 per month.

Copy leases are available upon request.

RENTAL GROWTH

723 Bacup Road is currently on the market with a rental of £6,000 being quoted for the ground floor retail unit and £3,500 per annum for the basement store / workshop. Alternatively the accommodation could be let as a whole.

The flat over 721 is currently under offer at £425 per month.

PRICE

£225,000.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.