

# RETAIL

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
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## FOR SALE

**RETAIL PREMISES WITH SEPARATE FIRST FLOOR FLAT**

**PROMINENT MAIN ROAD LOCATION**

**OF INTEREST TO OWNER OCCUPIERS AND INVESTORS**



**206 NEWCHURCH ROAD**  
**STACKSTEADS**  
**BACUP**  
**OL13 OTS**

### **LOCATION**

Situated on Newchurch Road (A681) the main route linking Bacup with Rawtenstall.

The property is in an area with other independent retailers. The property is located on Newchurch Road between the junctions with Farholme Lane and Brookes Street.

### **DESCRIPTION**

Terraced stone built property of traditional construction beneath a pitched slate roof providing a ground floor lock up shop with first floor flat accessed separately from the rear.

The ground floor shop provides mainly open plan sales accommodation with the flat comprising living room, kitchen, one bedroom, bathroom and attic room that could be utilised as a further bedroom.

### **ACCOMMODATION**

Ground Floor Retail Sales Area	32.2 sq.m.	347 sq.ft.
Rear w.c. & kitchen.		

### **SERVICES**

All mains services are available. The flat and the shop are split for services purposes. The ground floor also benefits from a three phase electricity supply.

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.

### **RATING**

The shop has a current rateable value of £3,200 we are verbally informed by the Local Authority, with the first floor flat being within Band A for Council Tax purposes.

### **PLANNING**

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority

### **TENURE**

Freehold we are informed.

### **FLAT**

The flat was previously let at a rental of £350 per calendar month and is now currently vacant.

### **PRICE**

Offers in the region of £85,000.

### **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.