



FOR SALE

PROMINENT UNIT

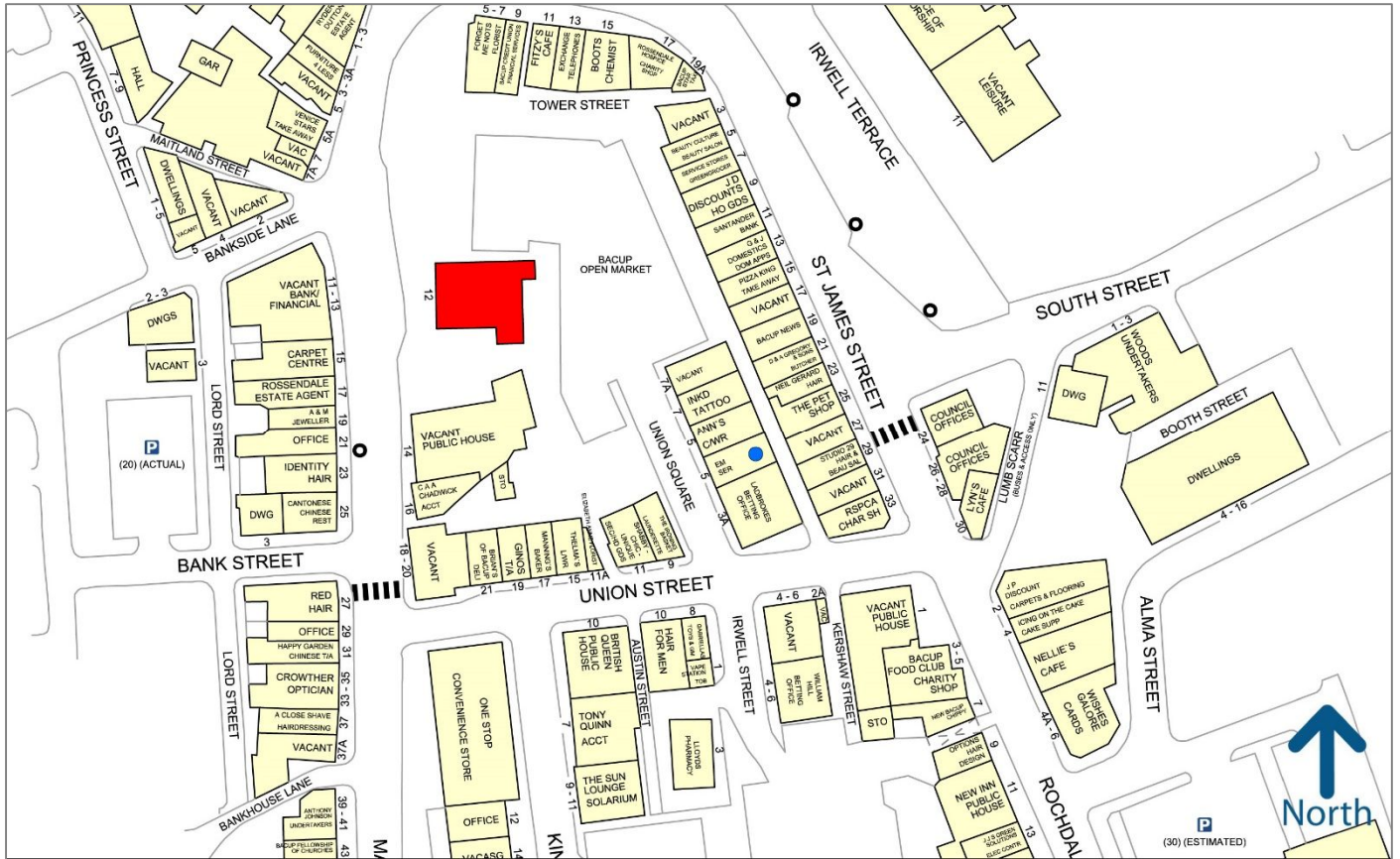
Ground Floor Area 1,574 sq.ft. (146.24 sq.m.)

12 Market Street, Bacup OL13 8HA

- Centrally located in Bacup on the A681 (Market Street) which is one of the main roads through Bacup linking with Burnley and Rochdale
- The premises comprise a former Barclays Bank arranged on basement and ground floor only, and immediately adjacent to the towns Market.
- The premises benefit from on street parking to the front of the premises
- Retail in the town is anchored by a modern Morrison's supermarket and B&M together with a mix of local retail and service providers

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Areas

Ground Floor 1,574 sq.ft. (146.24 sq.m.)
Basement 853 sq.ft. (79.24 sq.m.)

Tenure

Freehold.

Price

Offers in excess of £100,000

New Lease

£10,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

Rates

Rateable Value £10,500

EPC

C68

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through the agent:

Luke Arnold

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Viewing

Strictly through the agent:

Peter Burke

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