

Madison Commercial

Commercial Property Consultants

FOR SALE

DETACHED SINGLE-STOREY RETAIL UNIT

3 IRWELL ST, BACUP OL13 0AD

1,270 ft2 (118 m2)



Situation:

Situated in the centre of Bacup, adjacent to the Irwell St car park and close to retailers such as B & M, Morrisons supermarket and Ladbroke's. Irwell St lies off Union St and within a short distance of Rochdale Road (A671).

Bacup is within the Rossendale Valley area, some 8 miles east of Rawtenstall and about 7 miles south of Burnley.

Tel: 0161 877 1660

Description:

Single-storey detached retail unit previously used as a pharmacy. Bradstone wall construction beneath a pitched tiled roof.

The property provides retail space with ancillary storage, offices, kitchen and WC's, extending to 1,270 sq ft (118 sq m) approx. The unit has a near full-height shop frontage to Irwell St and is fitted with suspended ceilings, integral lighting and vinyl flooring.

Potential for a variety of uses (subject to any planning approvals required).

Terms:

Offered for sale freehold at £129,995, subject to contract. The property's not VAT registered.

Rates:

We are advised that the property has a Rateable Value of £11,000 within the 2023 Valuation List, producing payable rates of £5,412 pa for 2024/2025. Eligible occupiers will be entitled to Small Business Rate Relief, potentially eliminating any liability for the current financial year. Interested parties are advised to verify all figures with Rossendale Borough Council.

Total Floor Area	1,270 ft2 (118 m2)
Rates	GBP 5,412 p/a
Price	GBP 129,995

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk or our joint agents - Taylor Weaver - 01254 699030.

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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