

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 Ladbrokes. 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.

Madison Commercial Ltd for themselves and the vendors / lessors of this property give notice that these particulars do not constitute the whole or any part of an offer or contract. Whilst these details are believed to be correct at the time of compilation, the accuracy of any statement contained in these particulars cannot be guaranteed and prospective purchasers / tenants must satisfy themselves as to their correctness. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building or any other consents have been obtained and these matters must be verified by an intending purchaser / tenant. Neither Madison Commercial Ltd nor anyone in their employment has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated, all prices, rents and outgoings are quoted exclusive of VAT.

Tel: 0161 877 1660