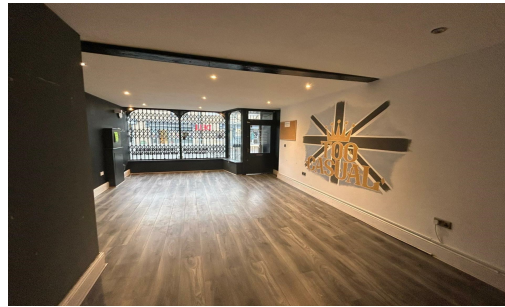


31 St James Square, Bacup, OL13 9NJ

TO LET



TO LET

Use - Retail

Size - 601 Sq ft

Rent - £8,500 per annum plus VAT

- Competitive Rental
- Town Centre Location
- Available Immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

31 St James Square, Bacup , OL13 9NJ

Location

The property is prominently situated on the main retailing road in Bacup Town Centre.

It is surrounded by a number of local and national retailers including B&M, Ladbrooks and One Stop Stores.

Description

The property comprises a self contained ground floor retail premises which was previously used as a delicatessen .

The property would accommodate a number of alternative uses, subject to planning

Parking is available in the surrounding streets.

Accommodation

According to the VOA the net internal area of the property is 601 sq.ft

Rental

£8,500 per annum plus VAT

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on internal repairing and insuring terms.

Service Charge

Landlord to insure the building and charge the premium to the tenant. Further details on request

Building Insurance

Landlord to insure the building and charge the premium to the tenant. Further details on request

Deposit

Subject to tenant status a deposit equating to a minimum of 3 months will be required.

Rating

The property has a rateable value of £4,950 and therefore it is anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all main services are connected to the property

EPC

AN EPC is available on request

Planning

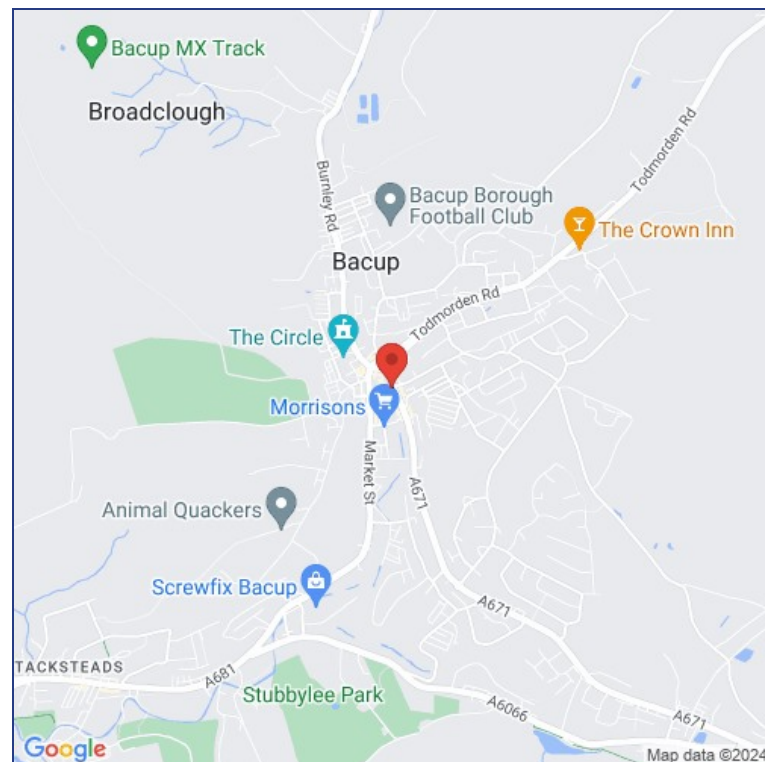
The property falls within Use Class E.

Interested parties should contact the Local Planning Authority to discuss their proposed use in greater detail.

Viewing

Strictly through agents

Taylor Weaver
(Rebecca Weaver)
01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

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