TAYLOR WEAVER
CHARTERED SURVEYORS

4-6 Union Street, Bacup , OL13 0AA

TO LET

Use - Retail

Size - 132 - 341 Sq ft

Rent - From £3,500 per annum

- Town Centre Retail Units
- Recently Refurbished
- Competitive Rental
- Available Immediately

RICS

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location
The property is situated in Bacup Town Centre just off the main street on Union Street.

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

Description
The property has recently been refurbished to comprise three self contained retail premises

The two larger ground floor units provide open plan retail space with a communal bin storage to the rear.

The smaller unit ,formally a lean-to, is well suited for hair/nail bar usage subject to planning.

Parking is available in the surrounding streets.

Accommodation
The accomodation is as follows:

Unit	Size	Rental
1	341 sq.ft	£7,500 pa
2	303 sq.ft	£7,000 pa
3	132 sq.ft	£3,500 pa

Rental
From £3,500 per annum

Lease Terms
The units are available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

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

Rating
The units are to be re-assessed by the Valuation Office Agency.

We would expect the Rateable Value of the suites to fall below the threshold of £12,000 and therefore eligible businesses will be able to claim rates relief.

Legal Costs
Each party is responsible for their own legal costs.

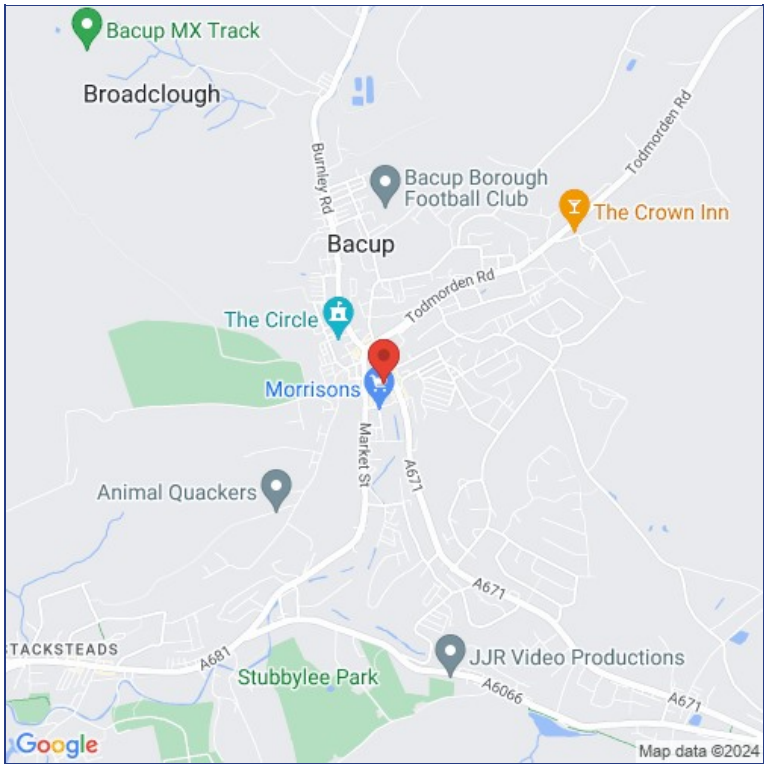
VAT
VAT is applicable on figures in these particulars

Services
It is understood that all main services (with the exception of gas) are connected to the property

Planning
The property falls within class E(a) - Display or retail sale of goods, other than hot food.

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



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