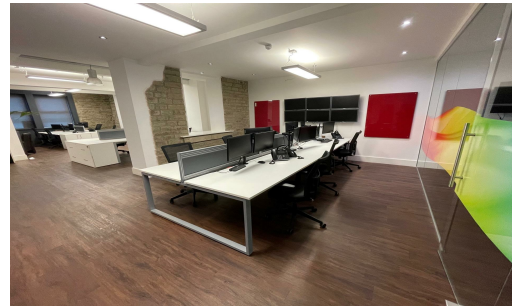


Clarence House, 279 Helmshore Road, Haslingden, Rossendale, BB4 4DJ

TO LET



TO LET

Use - Office, Retail, Miscellaneous,
Leisure

Size - 2,435 Sq ft

Rent - £32,000 per annum.

- High Quality Ground Floor Space
- Suitable for Retail, Leisure, Office, Health or Beauty Use Subject to Planning
- Ample on site parking
- Easy access to the national motorway network



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 the popular village of Helmshore on the edge of Haslingden but with excellent access to the national motorway network via the A56 Haslingden Bypass which links to the M65 to the North and the M60 to the South.

Description

The property comprises the ground floor accommodation in the former Clarence Hotel public house that was acquired by the present owner a number of years ago but has been substantially upgraded to provide high quality office accommodation with features including:

- ~ LED lighting
- ~ Underfloor heating
- ~ Exposed feature stonework
- ~ Glazed meeting rooms and private offices
- ~ Kitchenette area
- ~ Upgraded w/c facilities
- ~ Parking for 10 vehicles

Accommodation

The accommodation is arranged on the ground floor and basement and extends to approximately 2,435 sq.ft.

Rental

£32,000 per annum.

Lease Terms

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

Service Charge

A service charge will be levied on the building to cover the costs of external repairs, landscaping, gritting in winter and building insurance. It is understood that the service charge will be in the region of £2,500 per annum.

Rating

The property has a current rateable value of £12,750 and therefore eligible occupiers will be able to claim transitional small business rates relief. Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be charged at the prevailing rate.

Services

It is understood that all mains services are available to the property.

EPC

An EPC is available on request.

Planning

It would be suitable for a number of uses including retail, restaurant, leisure, health, beauty or continued office use subject to planning (Further details on request)

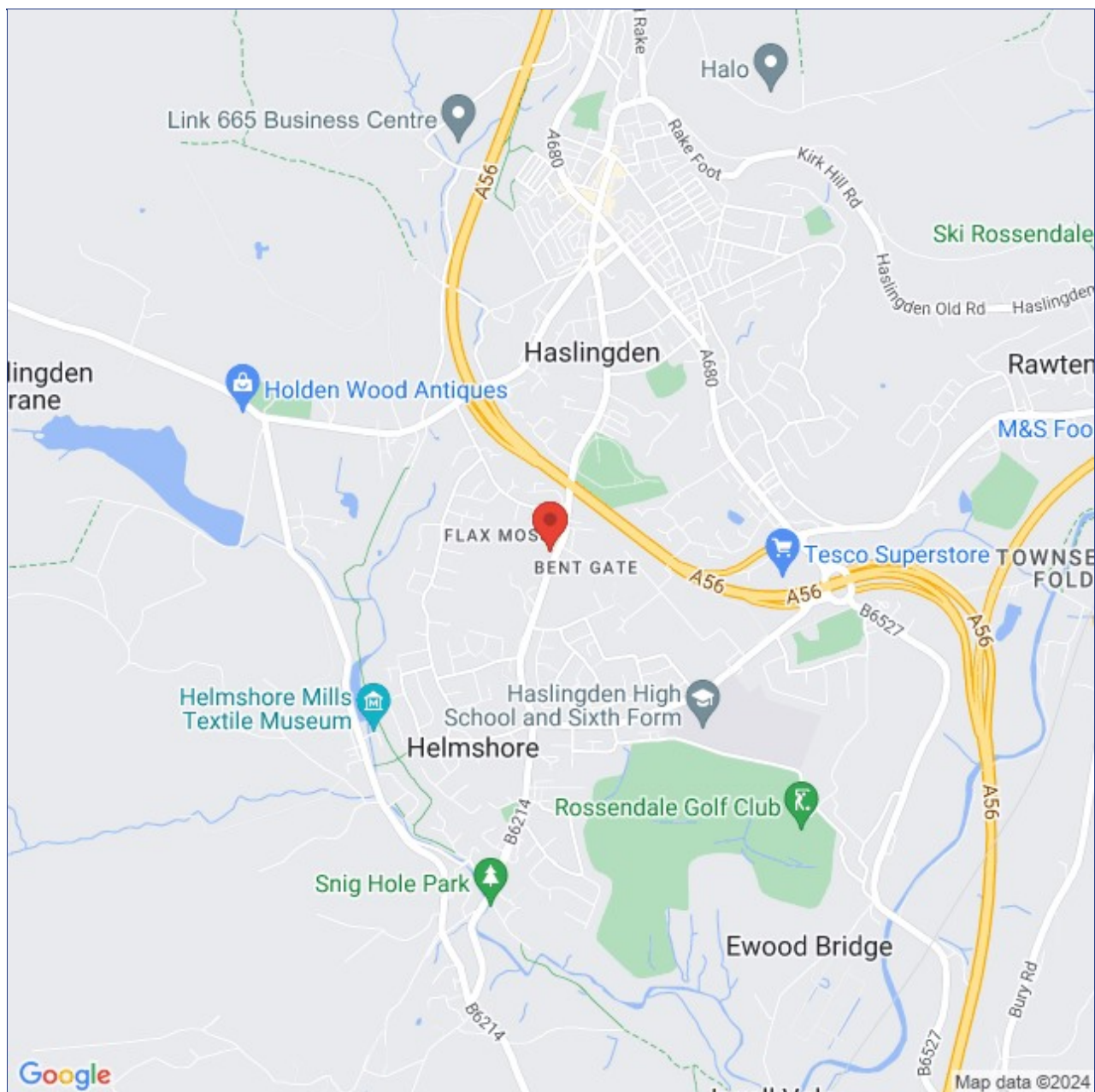
Interested parties are recommended to contact Rossendale Borough Council to discuss proposed uses in greater detail.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Telephone: 01254 699 030



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