

Former Pharmacy Premises, 3 Irwell Street, Bacup , OL13 0AD



## FOR SALE

Use - Retail

Size - 1,269 Sq ft

Price - Reduced to £129,950

- Former Pharmacy Premises
- Suitable for a Number of Retail Uses (subject to PP)
- Prominent Town Centre Location
- Adjacent the B&M Bargains



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Former Pharmacy Premises, 3 Irwell Street, Bacup , OL13 0AD

### Location

The property is situated in Bacup Town Centre in a prominent position

It is located adjacent to B&M Bargains with frontage onto Irwell Street Car Park.

The surrounding area consists of a number of local retailers in addition to national companies such as Morrisons and Ladbroke's.

### Description

The property comprises a detached former pharmacy of 'bradstone' wall construction under a pitched tiled roof.

Access to the property is gained via an automatic door off Irwell Street, which has a security shutter.

Internally it is predominantly open plan and benefits from a suspended ceilings, vinyl flooring, WC and kitchen facilities.

### Accommodation

We have calculated that the Net Internal Area is 1,269 sq.ft

### Price

Reduced to £129,950

### Tenure

Understood to be Freehold.

### Rating

The property has a rateable value of £11,000 and therefore eligible businesses may be able to claim small business rate relief. Further details on request.

### EPC

Available on Request

### VAT

No VAT

### Services

It is understood that all services are connected to the property

### Money Laundering Regulations

Please note we are now required to carry out customer due-diligence on all purchasers once an offer is accepted whereby we are required to obtain proof of identity and address of the prospective purchaser.

### Viewing

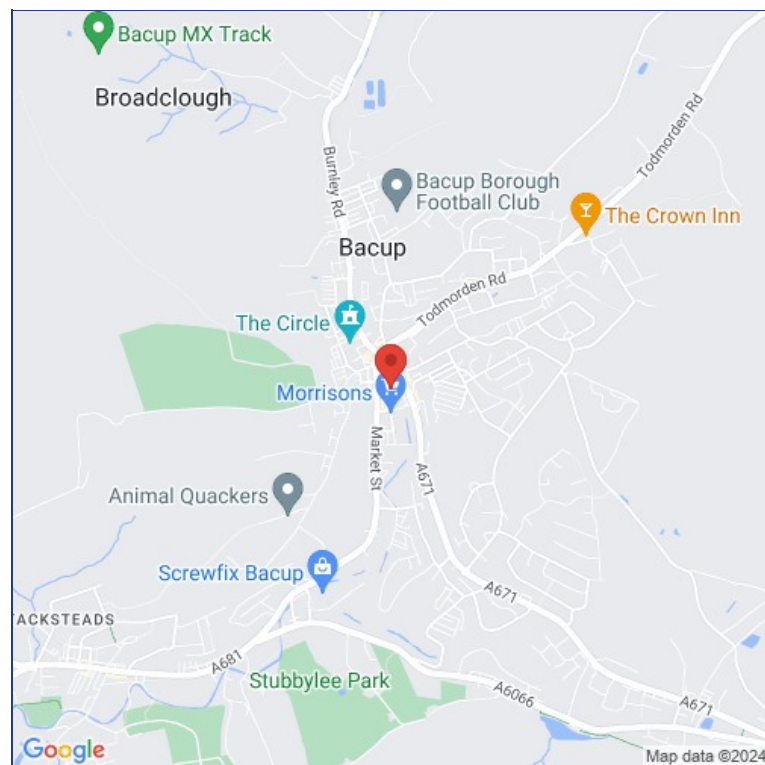
Strictly through agents

Taylor Weaver

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