



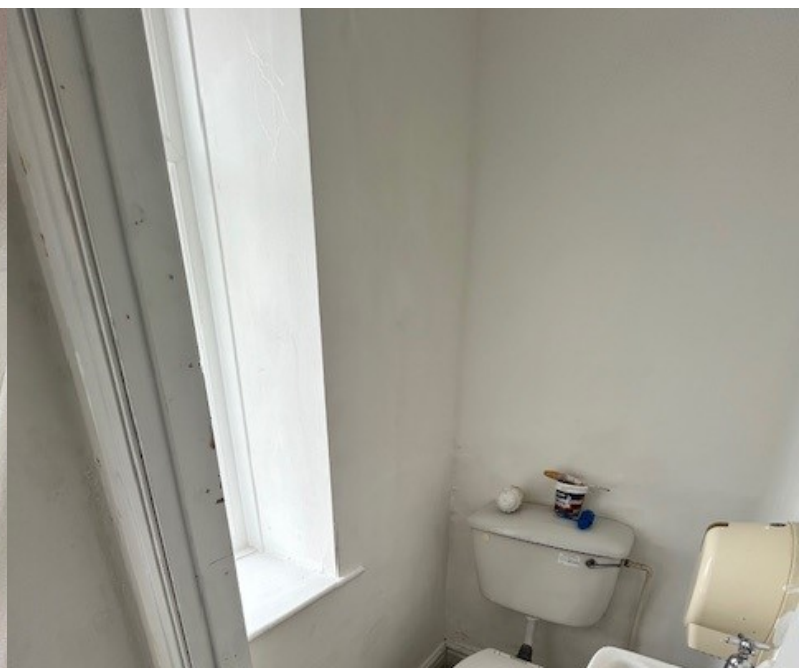
318 Newchurch Road, Bacup, Lancashire. OL13 OLD

- Investment Opportunity
- End of terrace commercial unit
- Generous accommodation on offer
- Ground floor 'sales shop'
- First floor apartment
- Two double bedrooms to the first floor
- Modern dining kitchen
- Modern three piece bathroom suite
- Offering scope for conversion
- EPC - D



PROPERTY DESCRIPTION

!! Retail space !! This ground floor commercial property is offered for let with immediate occupation available and is found in a popular main road location. The accommodation comprises of: ground floor 'sales shop' previously used as a cafe and offering generous, open plan accommodation. There is fitted commercial kitchen with separate male and female toilet facilities. The incoming tenant will also have use of the lower ground floor storage cellars. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor - 'Sales Shop'

Shop Front

with entrance vestibule and having previously been used as a cafe's dining room. Generous in size and currently having commercial kitchen fittings.

Commercial Kitchen

having a range of fitted units and being open plan with the commercial space.

Cellar

The incoming tenant will also have use of the lower ground floor storage cellars.

W/C

The property boasts separate male and female toilet facilities.

Rateable Value

Information

Valuation

Current rateable value (1 April 2023 to present)

£7,500

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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