



## Highly prominent vehicle repair garage site in main road location

### FOR SALE

**UNITS 1 & 2 HARE AND HOUNDS  
GARAGE  
NEWCHURCH ROAD  
STACKSTEADS  
LANCASHIRE  
OL13 0NB**

**3,187 Sq Ft (296.07 Sq M)**

- Approx. 0.5 acre site comprising two industrial units and a car jet wash facility.
- Well positioned site in busy main road location.
- Ideal for a car sales pitch, motor vehicle repairs, car wash or for various industrial uses.
- Former planning consent for the construction of 9 dwellings.
- Partly tenanted premises currently generating an annual income of £12,000 with scope for a total rental income of circa £39,000 per annum once fully let.

### Location

The properties are situated on Newchurch Road (A681) in the village of Stacksteads adjacent to Four Lane Ends Road. Occupying a prime roadside position, the site benefits from a high level of passing traffic and is conveniently located within approximately 2 miles from Bacup town centre and 3 miles from Rawtenstall town centre.

The site is located in a mixed use residential and commercial area within close proximity to Taylor Holme Industrial Estate.

### Description

Two modern workshop units with good loading and parking facilities together with an adjoining jet wash facility. The industrial units are of brick construction with insulated internal block work walls and a profile clad roof.

Unit 1 has been occupied for a number of years as a motor vehicle repair garage and comprises a workshop, kitchenette, WC and a first floor office. Unit 2 also comprises a workshop, offices, kitchenette and a WC. Each unit has the benefit of good eaves height, concrete flooring, three phase electricity, gas space heating and roller shutter loading doors. Unit 2 is currently tenanted at a passing rent of £12,000 per annum.

Fronting Newchurch Road is a drive in, drive out car jet wash facility ideally suited to a similar use, or possible car sales use.

The site has former planning consent (Planning application number 2015/0030) for demolition of the workshop units and construction of 9 dwellings with access from Four Lane Ends Road. Further details are available on request.

### Accommodation

#### Unit 1

Ground Floor workshop, Kitchenette and WC 83.61 sq.m 900 sq.ft

First Floor Office 4.46 sq.m 48 sq.ft

GIA: 88.07 sq.m 948 sq.ft

#### Unit 2

Store, offices, WC and Kitchenette 119.93 sq.m 1,291 sq.ft

Total GIA: 296.07 sq.m 3,187 sq.ft



### Planning

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£510,000

### Business Rates

We are informed by the Valuation Office Agency Website that the property has the following rateable values (2024/25):

Hare & Hounds Garage: £4,550 per annum  
Hare & Hounds Jet Wash: £6,600 per annum.

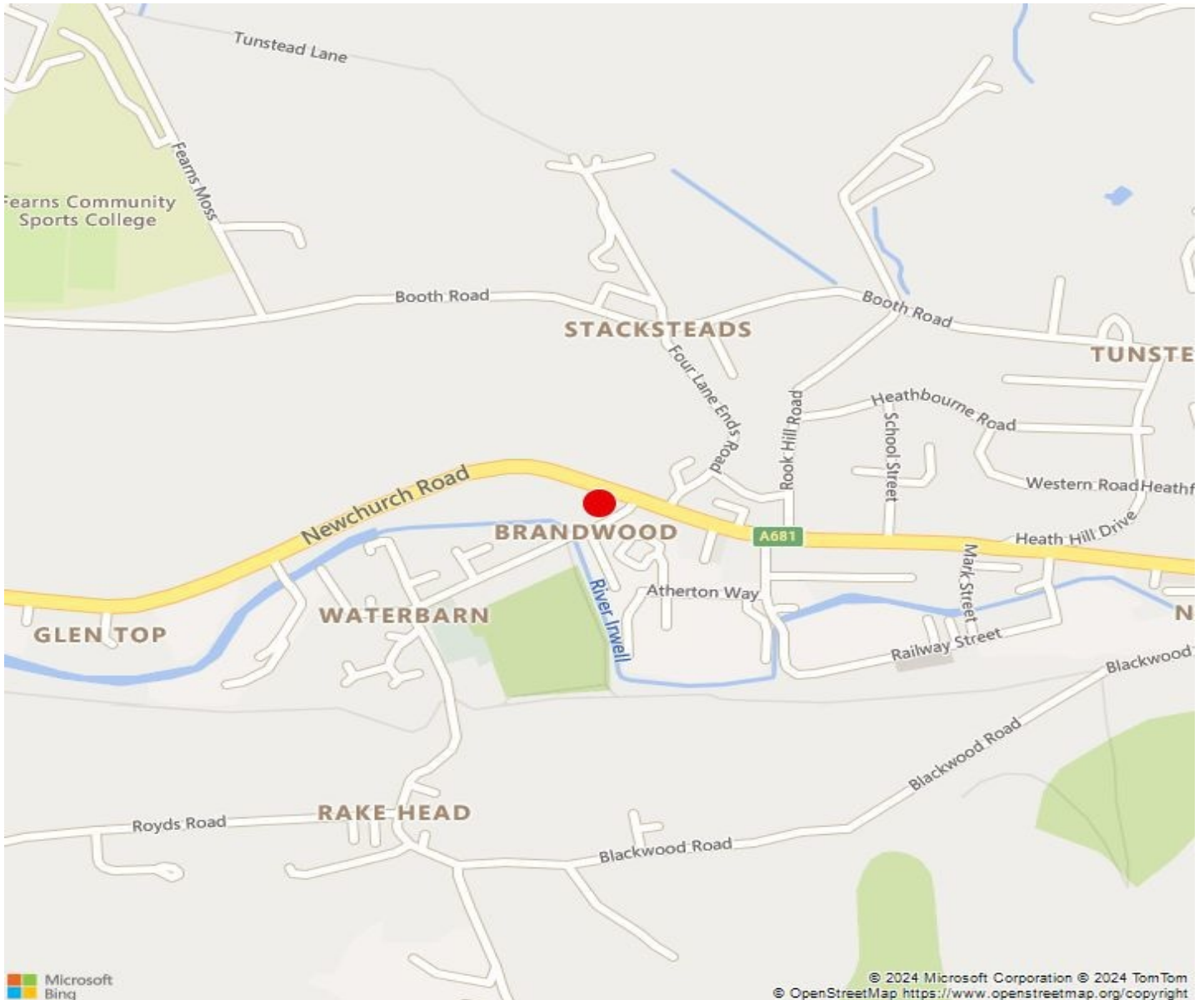
### Services

The property has the benefit of all mains services including three phase electricity.

### Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

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