

PROPERTY PARTICULARS

RETAIL / MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



**333 UNION ROAD
OSWALDTWISTLE
BB5 3HS**

- Prominent retail outlet.
- Strong neighbourhood shopping parade.
- Sales area 1,096 Sq. Ft.

LOCATION

Fronting Union Road (B6234) in an established retail location. Close by occupiers include Martins Bakery, Laundrette, Opticians and David J Miller Insurance Brokers.

DESCRIPTION

A two-storey mid terrace property of traditional stone construction, with a ground floor sales/retail area and first floor storage areas with ancillary offices and staff amenity.

The ground floor is predominantly open plan with a full glazed display frontage, suspended ceilings, recessed lighting and air-conditioning. To the rear are public and disabled WC facilities.

ACCOMMODATION

The net internal floor areas are as follows:

Ground Floor

Sales/retail area 1,096 sq. ft.

Customer WCs 144 sq. ft.

First Floor

Staff amenity/offices/storage 654 sq. ft.

SERVICES

All mains services are available with the exception of gas. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2026 Rateable Value is £8,400.

PLANNING

The premises have most recently been occupied as a bookmakers. This is a 'Sui Generis' use under the Use Classes Order. It is thought a retail use would be permitted but we encourage purchasers to verify their intended use is acceptable. Enquiries to Hyndburn Borough Council on 01254 388111.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF JBR YM 2609.13807 Email jason@tdawson.co.uk

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TENURE

Long Leasehold. 1,000 years with effect from 1 May 1882. Subject to a nominal ground rent.

PRICE

£165,000

VAT

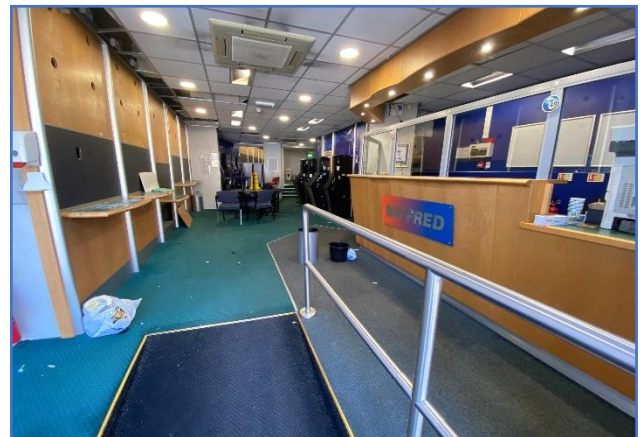
We are informed VAT is NOT applicable on the sale price.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms an energy rating of B(50). A copy of the certificate is available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.



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