

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET (MAY SPLIT)**



## WYNSORS SHOES NEWCHURCH ROAD BACUP OL13 0BL

- Prominent edge of town retail premises.
- 508.79 sq. m (5,477 sq. ft.)
- Fronting Market Street/Newchurch Road (A681)
- On a main road location.
- Frontal car park for approximately 17 cars.
- Useful storage.

## LOCATION

Situated at the edge of Bacup town centre where Market Street meets Newchurch Road (A681).

Bacup is a market town of approximately 14,000 people within the wider Rossendale area and is located approximately:-

- 4 miles East of Rawtenstall
- 6 miles North of Rochdale
- 7 miles South of Burnley
- 25 miles North of Manchester

The property is adjacent to a petrol filling station and other occupiers in the vicinity include Morrisons and Aldi.

## DESCRIPTION

Single-storey retail unit providing open plan sales accommodation with staff facilities, loading areas and stores.

The property is of steel frame construction with a fully glazed aluminium framed retail frontage. Prominent signage to the main road.

To the rear of the property is a useful stock room which could be opened up to provide a further sales area. Adjoining this is a small office, canteen and ladies and gents W.C's.

To the main road frontage are useful stores.

## ACCOMMODATION

Retail area	350.35 sq. m (3,771 sq. ft.)
Stockroom	88.60 sq. m (954 sq. ft.)
Canteen and office	18.07 sq. m (195 sq. ft.)
Storage area	51.77 sq. m (557 sq. ft.)

## EXTERNALLY

To the front of the property is a tarmacadam surfaced car park for approximately 17 vehicles.

## SERVICES

All mains services are available. Services may be invoiced via a landlord's sub-metered supply.

There is air conditioning within the main retail area.

## SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

## RATING

The property will have to be reassessed upon occupation.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## RENTAL

Upon request.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## MONEY LAUNDERING

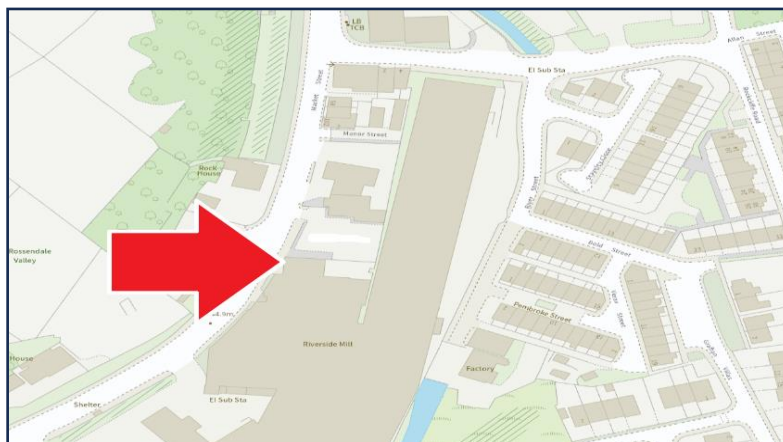
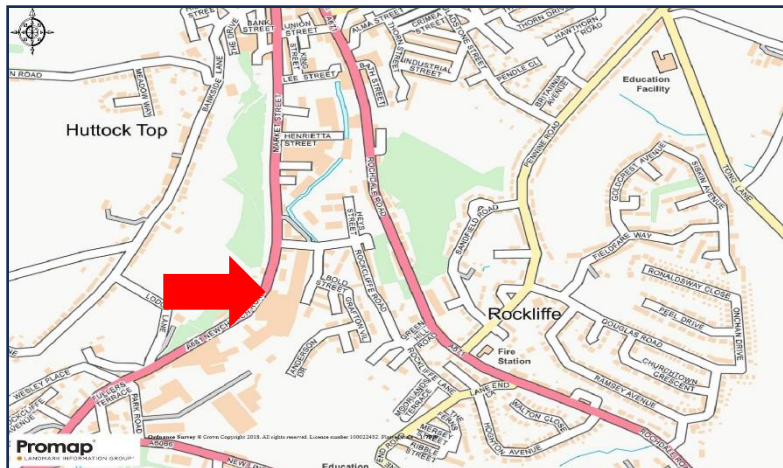
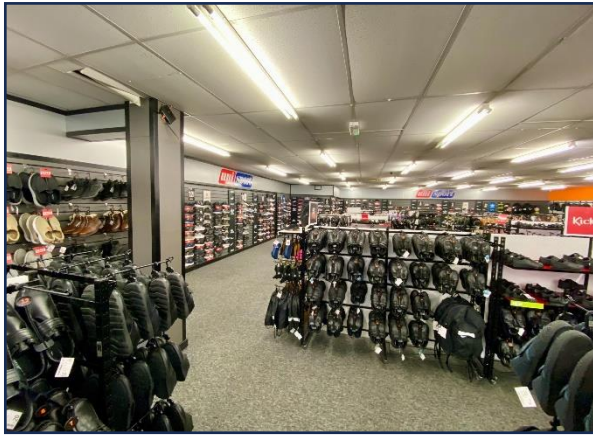
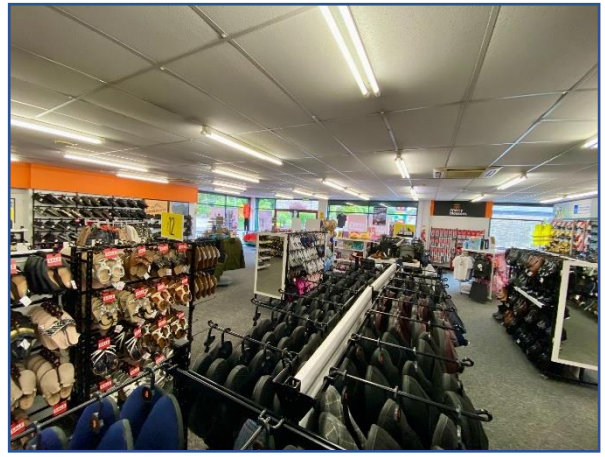
In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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