

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

**TO LET
BY SUB LEASE**



**67 DEARDENGATE
HASLINGDEN
BB4 5SN**

- Prominent hot food takeaway / retail property
- Busy town centre location
- Air conditioned
- **REDUCED RENT**

LOCATION

Situated on Deardengate the main shopping thoroughfare in Haslingden town centre.

The property is located at the junction of Deardengate and Ratcliffe Street in a part of the street popular with hot food users and independent retailers.

The property is close to the junction of Manchester Road (A680) the main thoroughfare through Haslingden.

DESCRIPTION

Ground floor hot food takeaway / retail premises within a former bank property of stone construction.

The property has been refurbished internally and provides open plan frontal sales accommodation with rear stores and staff facilities.

The property has been fitted out as a hot food takeaway.

There is free on street parking along this stretch of Deardengate.

ACCOMMODATION

Sales Area	108.82 sq.m.	1,171 sq.ft.
Rear Cold Store	16.21 sq.m.	174 sq.ft.
Stores	6.46 sq.m.	70 sq.ft.
Rear Staff Toilets		

SERVICES

All mains services are available. The property benefits from air conditioning. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £9,500. A sole occupier would benefit from 100% discount on rates payable through the Small Business Rates Relief Scheme. Contact Rossendale Council andre@rossendale.gov.uk to confirm eligibility or 01706 217777.

RENTAL

£9,500 per annum.

VAT

VAT will be charged on the rental.

LEASE TERMS

The property is available by way of a sub lease period until 26th February 2028 on effective full repairing and insuring terms.

Any lease will be excluded from the Security of Tenure Provision of the 1954 Landlord & Tenant Act.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

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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