

Photographs taken May 2018



SITUATION

Located close to the junction with Bank Street within the town centre, diagonally opposite Haslingden Library and amongst various multiples such as **Greggs, Nisa Extra, Sue Ryder, TSB Bank, Hallmark** and more.

Haslingden lies approximately 8 ½ miles from Burnley and 8 miles south-east of Blackburn benefitting from good road links via the A56 to the M66 (Junction 1) & the M65 (Junction 8).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** at first and second floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'5"
Internal Width	15'2"
Shop & Built Depth	36'2"
Area	Approx. 480 sq ft

Basement

Area	Approx. 440 sq ft
WC	

First Floor Ancillary

Area	Approx. 475 sq ft
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Second Floor Ancillary

Area	Approx. 295 sq ft
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Total Area	Approx. 1,690 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Age UK Ltd (having over 350 branches)** for a term of 15 years from 15th January 2012 at a current rent of **£5,500 per annum** exclusive.

Rent Review and Tenant's Break 2022.

Note: The property was recently refurbished including a new roof and the first floor is used as a regional office hub for various local branches.



£5,500 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Holt & Longworth
Tel: 01706 213 251 Ref: P. Wilkinson
Email: ptw@holtandlongworth.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**