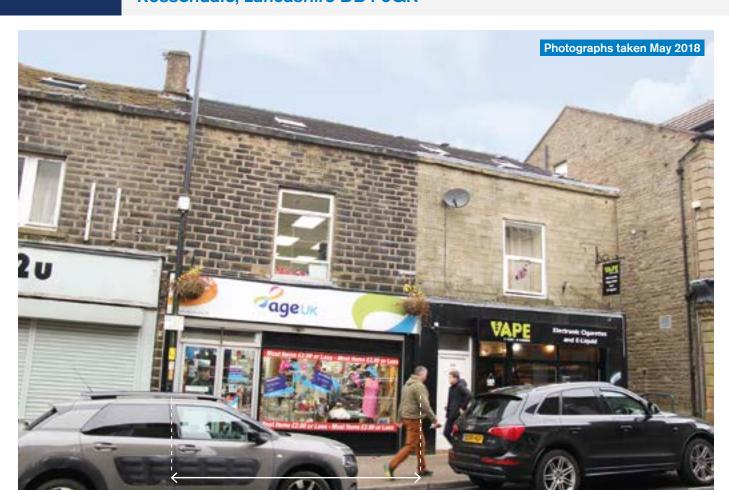
## 25 Deardengate, Haslingden, Rossendale, Lancashire BB4 5QN



#### 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 1/2 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.

16'5"

# ACCOMMODATION

Ground Floor Shop	
Gross Frontage	

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

Second Floor Ancillary

Area Approx. 295 sq ft **Total Area** Approx. 1,690 sq ft

## 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.



#### Vendor's Solicitors

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