

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 8½ miles from Burnley and 8 miles south-east of Blackburn benefitting from good road links via the A56 to the M66 (Junction 1) and 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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<b>Total Area</b>	<b>Approx. 1,690 sq ft</b>
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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 is currently being refurbished to include 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

WHN Solicitors

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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'