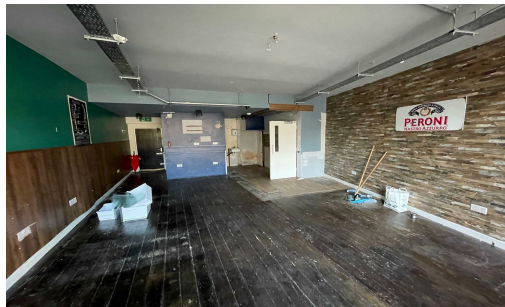
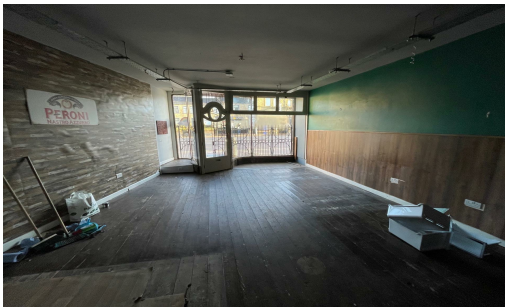


3 St James Street, Bacup, OL13 9NJ

TO LET



TO LET

Use - Retail

Size - 1,475 Sq ft

Rent - £9,000 per annum

- Retail Premises
- Competitive Rental
- Available Immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

3 St James Street, Bacup, OL13 9NJ

Location

The property is prominently situated on the main road in Bacup Town Centre surrounded by a number of local retailers

Description

The property comprises a self contained retail premises which was formally used as a cafe/ wine bar. However the property would accommodate a number of alternative uses

The ground floor provides open plan retail with storage located on the first and second floor.

Parking is available in the surrounding streets.

Accommodation

The accommodation is as follows:

Ground Floor	508 sq.ft
First Floor	442 sq.ft
Second Floor	525 sq.ft
TOTAL	1,475 sq.ft

Rental

£9,000 per annum

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on effective full repairing and insuring terms.

Deposit

Subject to tenant status a deposit equating to a minimum of 3 months will be required.

Rating

The property has a rateable value of £5,500 and therefore it is anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT is applicable at the prevailing rate on figures in these particulars

Services

It is understood that all main services are connected to the property

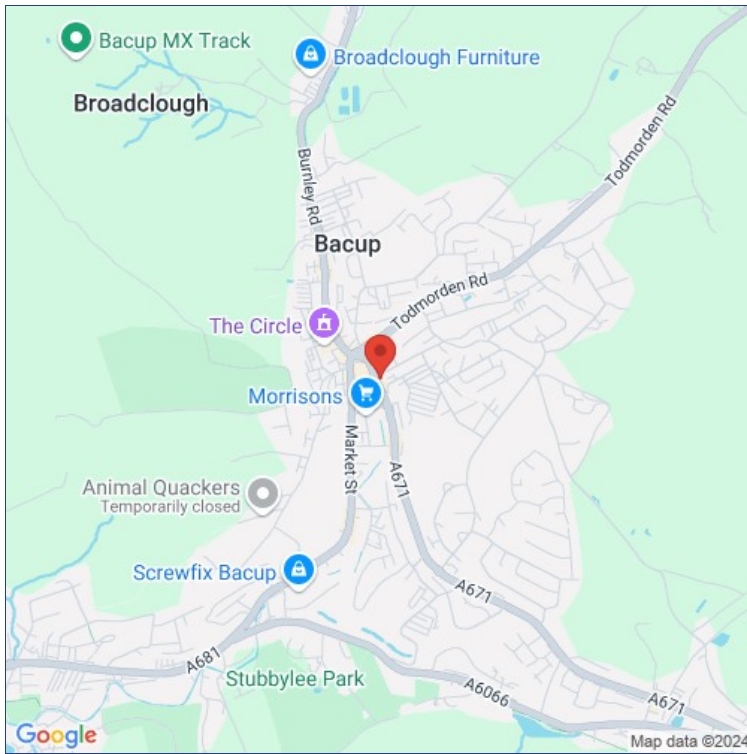
EPC

An EPC is available on request

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01257 204900

3 St James Street, Bacup, OL13 9NJ



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Telephone: 01254 699030



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