

LANDWOOD GROUP



3 Harwood Lane, Great Harwood, BB6 7SN

Self-contained retail unit

- Ground & first floor retail
- Renovation commenced and finishing works required
- Prominent corner location
- Approximately 129.96 sq. m (1,398 sq. ft)
- Suitable for a variety of other uses subject to planning

Landwood Group

Lancaster Buildings 77 Deansgate Manchester M3 2BW

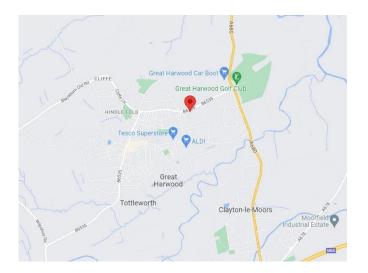
T: 0161 710 2010 F: 0161 710 2050 W: www.landwoodgroup.com

CONTACT

James Ashworth 0161 697 0122 james.ashworth@landwoodgroup.com

Date of particulars: May 2022

www.landwoodgroup.com



Location

The property is situated at the junction of Harwood Lane (B6535) and Empire Street, in a predominantly residential that lies approximately 0.5 mile from the town centre.

Access to the M65 is approximately 1.5mile to the south at Junction 7 and local bus routes travel along Harwood Lane with a bus stop nearby.

Description

The property comprises a ground floor retail unit, with stores/kitchen and WC to the rear. The first floor is internally accessed and provides further retail space, kitchen, WC and stores. The property is part way through a renovation, with the main exterior building work complete but completed to shell only. Part of the kitchens and bathrooms have been installed but need completing and the electrics need second fix. The property will also require flooring, decorating and fit out.

Externally, the property fronts the pavement and there is a small yard to the rear.

Accommodation

Approximate gross floor areas are as follows:

| Ground Floor: | 699 sq ft (64.98 sq m) |
|---------------|---------------------------|
| First Floor: | 699 sq ft (64.98sq m) |
| Total: | 1,398 sq ft (129.96 sq m) |

*Parties are advised to take their own measurements.

Tenure Information

The premises are held leasehold under title number LA590392 on a lease for 999 years from 1925 at a rent of £9 p.a.

Business Rates

Enquires have been made through the Valuation Office Agency Website which confirmed the property has a rateable value of £3,900.

Planning

The property has a planning consent for the "demolition of single storey extension to the rear of the property with the erection of two storey extensions. Change of use at the first floor from residential to beauty therapy, including massage" The consent is noted at Hyndburn Council under planning reference 11/16/0255 and was granted in June 2016.

Please note that it appears the plans lodged at the council appear to be broadly in line with what is on the ground, although we are unaware if all conditions have been complied with. The internal layout appears to differ slightly from the plans, and we have not been able to ascertain whether the property complies with building regulations or electrical certification. Interested parties should rely on their own enquiries.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

£110,000 exclusive.

EPC

The property has an EPC rating of G.

Viewings

Strictly by appointment & Video Tour Available.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

LANDWOOD GROUP













www.landwoodgroup.com