

For Sale

ON BEHALF OF THE RECEIVERS

**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

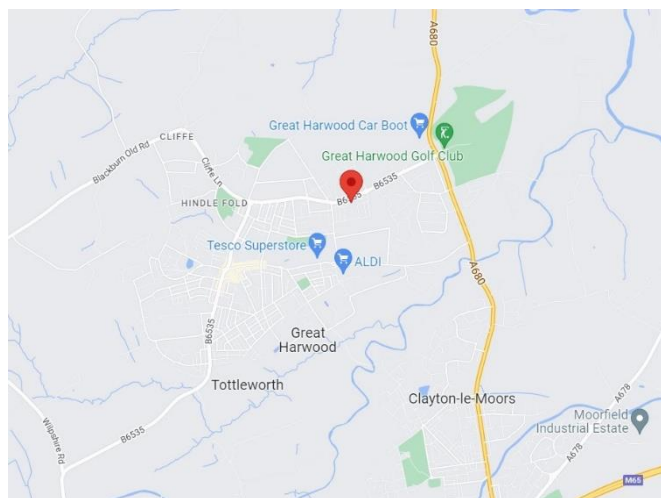
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Date of particulars: May 2022



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 1.5 mile 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.

