

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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FOR SALE (MAY SPLIT)



**5 – 21 DEARDENGATE
HASLINGDEN
BB4 5QN**

- MIXED RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY
- CURRENT COMMERCIAL INCOME £77,800 – GROWTH POTENTIAL
- CURRENT RESIDENTIAL INCOME £46,500
- DEVELOPMENT POTENTIAL
- SURROUNDING AREA PROPOSED FOR INWARD INVESTMENT
- GOOD MIX OF INDEPENDENT RETAILERS

LOCATION

Situated fronting Deardengate the main shopping thoroughfare of Haslingden town centre. Deardengate forms part of the Haslingden neighbourhood shopping area where occupiers in the vicinity include a Nisa Supermarket, Greggs, Mannings and local traders.

Haslingden is within the borough of Rossendale which includes the towns of Bacup and Rawtenstall.

DESCRIPTION

Substantial three storey property plus lower ground floor which provides six shop units with first and second floor office suites above 5/7 and 5/11 Deardengate. Above 9/15 and 19/21 Deardengate are the flats. In total there are ten self contained one bedroomed flats.

The property is of traditional store construction beneath a mainly slate clad roof. The ground floor is divided to provide 5 shops. No. 5/7 occupies a basement which extends under No. 9. No. 13 also benefits from a basement. No. 15 includes the first floor over the shop whilst No. 17 includes both first and second floors.

The first and second floors over Nos. 5/7 provide office accommodation whilst the second floor office over 5/7 also extends over 9/11.

To the rear of 5/7 Deardengate with potential access to the rear courtyard is a substantial former leisure area which is currently vacant and would suit conversion to either residential or commercial purposes.

The remainder of the upper floors are converted to self contained one bedroomed flats with 3 flats and first floor over 9/13, 3 flats at second floor and attic levels over 13/15 and a further 4 flats at first and second floor levels over 9/21.

ACCOMMODATION

Accommodation of the commercial parts is set out on the schedule.

SERVICES

All mains services are available to the building. All the properties are self contained for utilities. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority

TENURE

Freehold we are informed by the vendor.

RATING ASSESSMENTS

The assessments of the commercial elements are set out on the schedule. We are informed that all the flats are within Band A for Council Tax purposes.

TENANCIES

A schedule of tenancies is attached. Copies of all the leases are available upon request.

PRICE

Upon request.

The property can be purchased as a whole or in parts. If split the property could be divided as follows:

1. Whole
2. 5 – 15
3. 17
4. 19-21

VAT

VAT is not applicable.

TOGC

There is a possibility that the property can be bought as a transfer of a going concern.

ENERGY PERFORMANCE CERTIFICATE

EPC certificates can be provided for all the properties.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Address Deardengate	Floor	Tenant	Area	Lease Term	Rent PA	Rateable Value
No. 5 – 7	Ground & Basement	Rossendale Hospice	Ground 98.1 sq.m. Basement 136.3 sq.m.	5 years from 4.10.21	£14,400	£10,500
Nos. 9 – 11	Ground	Haslingden Discount Store	110.7 sq.m.	7 years from 1.3.21	£13,200	£12,000
No. 13	Ground & Basement	TBC	Ground 50.2 sq.m. Basement 50.2 sq.m.	Under Offer for a new lease for a term of 10 years.	Rent agreed £8,400	£5,600
No. 15	Ground & First	Townfield & Coach House Care Ltd	Ground 42.5 sq.m. First 43.5 sq.m	3 years from 1.8.20	£8,400	£6,000
No. 17	Ground, First & Second	Selene Bridge T/As Unscripted	Ground 34 sq.m. First 34.1 sq.m. Second 32.0 sq.m.	4 years from 16.3.20. Terms now agreed for a new ten year lease.	£8,400	£4,650
Nos. 19 – 21	Ground	Miroslaw Kubicki T/As Tanning Labs	84.8 sq.m.	3 years from 1.7.2021	Yr 1 £7,800 Yr 2 £8,400 Yr 3 £9,000	£7,000
Nos. 5 – 7	First Floor Office	Progress Education	96.8 sq.m.	3 years from 1.11.2020	£5,200	£3,700
Nos. 5 – 11	Second Floor Offices	Colbre Projects	165.3 sq.m.	New lease from completion for 5 years.	Proposed rental £12,000	
Rear of 5 – 7	Lower ground floor	Vacant	157.4 sq.m.		Previous let at £6,000	£6,200

FLATS

1-3 First Floor over 9-13	Assured Shorthold Tenancy	£375 per calendar month per flat.
4-6 Second Floor & attic over 13 – 15	Assured Shorthold Tenancy	2 @ £400 & 1 @ £375 per calendar month per flat.
4 flats @ 21A First & Second Floors over 19-21	Assured Shorthold Tenancy	1 @ £375 & 3 @ £400 per calendar month per flat.

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