



St. James Street, Bacup, OL13 9NJ

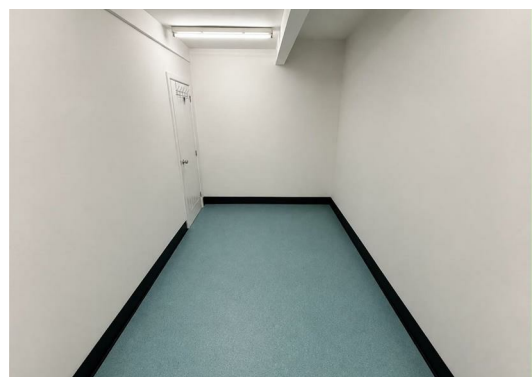
£550 Per Month

Versatile Ground Floor Commercial Premises in a Prime Bacup Location

An excellent opportunity to rent a spacious and flexible ground floor commercial unit in a prominent location within Bacup, conveniently positioned close to local amenities and transport links.

The accommodation comprises a reception area, three reception rooms and a W.C., offering adaptable space suitable for a wide range of business uses. The property benefits from neutral decor, electric heating and street parking, making it ready for immediate occupation.

Ideal for offices, beauty or hair salons, barbers, dog groomers, consultation rooms, or other independent businesses, this versatile premises provides an excellent opportunity for both new and established enterprises.



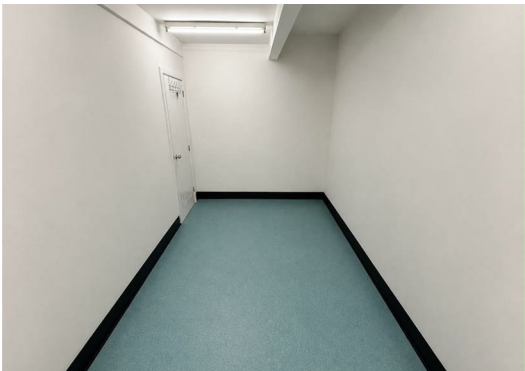
Disclaimer

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information, and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 Email: enquiries@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk