



**Farrow & Farrow**  
 ESTATE & LETTING AGENTS



- Deardengate, Haslingden, Rossendale
- End Townhouse Laid out as Commercial & Residential
- Ground Floor Bar / Café / Restaurant Plus Commercial Kitchen
- Large Basement Area
- Scope to Improve and Add Value
- First Floor Flat with Potential Second Floor Too
- No Chain Delay

58, Deardengate, Rossendale, BB4 5SN

**£150,000**

Offers In The Region Of

# 58, Deardengate, Rossendale, BB4 5SN

\*\*\* COMMERCIAL & RESIDENTIAL PROPERTY LAID OUT OVER 4 FLOORS - PRIME HIGH STREET POSITION \*\*\* - Ideal Property For A Variety Of Uses, Realistically Priced For Quick Sale, AVAILABLE WITH NO CHAIN DELAY - Viewing Recommended, By Appointment Only - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Deardengate, Haslingden, Rossendale is an end stone terrace property, offering 4 floors of usable space including the basement storage. Currently laid out with Restaurant / Cafe Bar with Kitchen on the ground floor. First Floor Studio Apartment with the 2nd floor potential for 2 Bedrooms. The upper floor would need some modernisation. The property could be made in to all flats - subject to planning.

Located in the town centre, this property would make an ideal purchase for a variety of commercial purposes, with good size accommodation and circulation space, the property is available now and FOR SALE WITH NO CHAIN DELAY with early viewing recommended.

Internally, the property briefly comprises: GROUND FLOOR - Vestibule, Bar with Restaurant / Café area, Rear Kitchen, Utility & WC. BASEMENT: Large Storage Room (Could be a Kitchen). FIRST FLOOR: Landing, Room 1 (Lounge / Bedroom, Kitchen Area & Bathroom. SECOND FLOOR 2 x Large Rooms with potential to be Bedrooms (Subject to Building Regulations

Located in the heart of Haslingden's main shopping street, the property occupies a prime position for passing business both on foot and by road. Surrounding the property are a range of other commercial properties and town centre residential flats / houses. A full range of local amenities is available within walking distance, while motorway and commuter connections, sought after local schools and countryside too, are all nearby.

\* Town Centre Commercial Premises In Prime High Street Position \* Accommodation Over 4 Floor Inc Basement \* Priced Realistically For Quick Sale With No Chain Delay

- Vestibule**
- Resturant / Cafe / Bar Area 16'11" x 15'1"**
- Rear Hall**
- Inner Hall**
- Kitchen Area 9'2" x 12'2"**
- Utility 8'8" x 7'10"**
- WC**
- Lower Landing**
- Large Store Room**
- First Floor Landing**
- Studio Flat 16'3" x 15'8"**
- Kitchen Area 9'2" x 6'5"**
- Bathroom 12'4" x 9'5"**
- 2nd Floor Landing**
- Potential Bedroom**
- Potential Bedroom 2**
- Agents Notes**
- Disclaimer**

