



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. James Street, Bacup, OL13 9NJ

£179,950

Situated in the heart of Bacup on the bustling St. James Street, this versatile property presents a unique opportunity for those seeking a commercial venture. This house, currently operating as a business, comes complete with all necessary appliances, making it an ideal choice for entrepreneurs looking to step into a ready-made operation.

The property boasts a prime location, benefiting from significant foot traffic, which is essential for any thriving business. Inside, you will find a well-appointed reception room that welcomes. The layout includes two bathrooms, providing convenience for staff.

Additionally, the property features two bedrooms, which could serve various purposes, whether for staff accommodation or as additional office space. The inclusion of a cellar adds further potential for storage or additional business use, enhancing the overall functionality of the property.

This commercial unit is not just a business opportunity; it is a chance to become part of a vibrant community in a central location. With its ample space and strategic positioning, this property is poised for success. Whether you are an experienced business owner or a newcomer to the market, this offering is worthy of your consideration.

St. James Street, Bacup, OL13 9NJ

£179,950



- Tenure Freehold
- On Street Parking
- Shop With Living Accommodation
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Ideal Business Investment Opportunity
- Viewing Essential
- CEPC Rating TBC
- Bursting With Potential
- Centre Of Bacup

Internal

Ground Floor

Shop

14'2 x 13'1 (4.32m x 3.99m)

Kitchen

30'7 x 14'2 (9.32m x 4.32m)

Lower Ground Floor

Cellar

12' x 10' (3.66m x 3.05m)

First Floor

Landing

Bedroom/Reception

18'9 x 14'3 (5.72m x 4.34m)

Kitchen

11'10 x 8'3 (3.61m x 2.51m)

Bathroom

4'10 x 4'3 (1.47m x 1.30m)

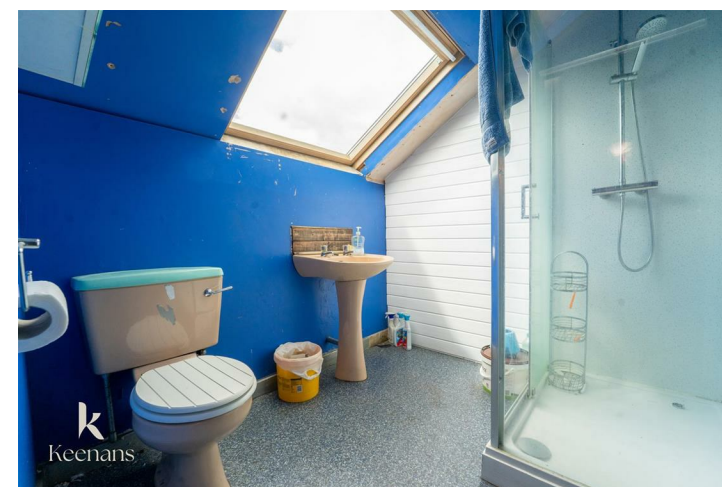
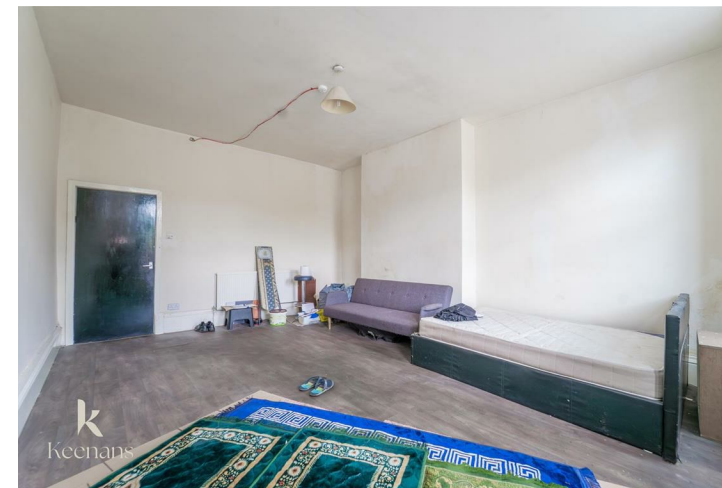
Second Floor

Bedroom

14'4 x 13'4 (4.37m x 4.06m)

Bathroom

6'11 x 6'7 (2.11m x 2.01m)



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