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VICTORIA PARADE

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1 Victoria Parade & 2 Burnley Road East, Rossendale, BB4 9AB

Fixed Asking Price £105,000



### Area Map



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.

3 Middleton Road, Manchester, M8 5DT

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### Details

Amco Commercial are delighted to offer this prominently located ground floor retail premises for sale.

The unit consists of a 1,300 sqft ground floor retail unit with excellent frontage stretching around three sides of the property, plus a small dry basement suitable for storage.

The ground floor consists of a large sales area, staff counter, staff room, kitchenette, and disabled WCs.

The property is located on the corner of Victoria Parade, Burnley Road East, and Bacup Road in the Waterfoot area of Rossendale, and benefits from excellent passing trade.

The property has extra security by way of an internal electric roller shutter.

Nearby businesses include Co-Operative and Dixy Chicken.

This property is on a 999-year leasehold since March 1897.

The rateable value for the property is £4,215 per annum, meaning qualifying businesses would be eligible for full rates relief.

EPC rating for the property is E (115)

### Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

