



HIGH STREET LOCATION IN HASLINGDEN, IDEAL FOR A VARIETY OF USES, BUT WOULD SUIT BEAUTY OR SIMILAR DUE TO MULTIPLE ROOMS

69 Deardengate

Haslingden, BB4 5SN

High Street Retail

TO LET

434 sq ft

(40.32 sq m)

- LOCATED IN HASLINGDEN CENTRE
- GOOD FOOTFALL LOCATION
- IDEAL FOR A VARIETY OF USES
- MULTIPLE ROOMS (CAN BE OPENED IN TO ONE)

69 Deardengate, Haslingden, BB4 5SN

Summary

Available Size	434 sq ft
Rent	£550.00 per month
Rates Payable	£1,160.17 per annum Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
Rateable Value	£2,325
Service Charge	£35 per month Contribution towards buildings insurance
EPC Rating	Upon enquiry

Description

A very well presented commercial property located in the centre of Haslingden. The shop would suit a variety of uses, but would be great for beauty or similar with the multiple room layout (see floorplan). The landlord would allow an incoming tenant to open out the premises to suit.

This is a great business opportunity for a start up or expanding business with a low rent and high street location. The premises is in a great condition and trading can commence immediately.

There are tenants in place, who are leaving in January and viewings are strictly by appointment.

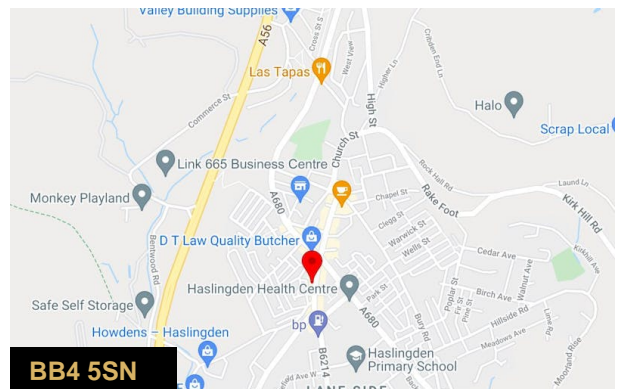
Location

The property is located on Deardengate in Haslingden town Centre at its junction with Manchester Road in the heart of the town and is surrounded by a number of established business.

2.8 miles from Rawtenstall and lying just 16miles north of Manchester, the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

VAT

We understand the property is not liable for vat.



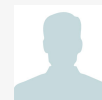
Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Stuart Pearson

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)