

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Bank Street within the town centre, diagonally opposite Haslingden Library and amongst various multiples such as **Greggs, Nisa Extra, Sue Ryder, TSB Bank, Hallmark** and more.

Haslingden lies approximately 8 ½ miles from Burnley and 8 miles south-east of Blackburn benefitting from good road links via the A56 to the M66 (Junction 1) & the M65 (Junction 8).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** at first floor and second floor levels.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'5"	
Internal Width	15'2"	
Shop & Built Depth	36'2"	
Area	Approx.	480 sq ft

**Basement**

Area	Approx.	440 sq ft
WC		

**First Floor Ancillary**

Area	Approx.	475 sq ft
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**Second Floor Ancillary**

Area	Approx.	295 sq ft
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<b>Total Area</b>	<b>Approx.</b>	<b>1,690 sq ft</b>
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VAT is NOT applicable to this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Age UK Ltd (having approx. 400 branches) (T/O for Y/E 31/03/17 £73.1m, Pre-Tax Profit £3.8m and Shareholders' Funds £49.5m)** for a term of 15 years from 15th January 2012 at a current rent of **£5,500 per annum** exclusive.

**Rent Review and Tenant's Break 2022**



**£5,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Sherrards Solicitors – Tel: 01727 832 830  
Ref: G. Lunnon – Email: gpl@sherrards.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts