

# TO LET

**GROUND AND FIRST FLOOR OFFICES WITH  
PARKING**

**FROM 66.97 Q M (721 SQ FT) TO 133.94 SQ M  
(1,442 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**41 BURY ROAD  
HASLINGDEN  
ROSSENDALE  
BB4 5PG**

**£10,000  
per annum**

- **Prominent office premises located within a wider period property**
- **Accommodation arranged across ground and first floors**
- **Accommodation available from 66.97 Sq M (721 Sq Ft) to 133.94 Sq M (1,442 Sq Ft)**
- **A split of the premises is possible, by separate negotiation**
- **On-site parking**
- **Within easy reach of the local transport links**
- **Suitable for use as Alternative Education Provision (planning in place)**
- **£10,000 per annum**



### LOCATION

The subject property is prominently located fronting Bury Road, on the fringes of Haslingden town centre and situated between its junctions with Park Street and Beaconsfield Street.

The property is situated within a predominantly residential area, with the majority of the properties being of a terraced nature.

Access to the A56 Haslingden Bypass is within easy reach via the A680, which connects with Bury Road to the south of the property.

The A56 also provides access to the M66 Motorway to the south as well as the M65 to the north, making it an easily accessible property.

### DESCRIPTION

The subject property comprises ground and first floor offices which form part of a wider, traditionally constructed property.

The accommodation is configured to provide for majority cellular accommodation, fitted out to a reasonable standard, including carpeted floor surfaces, plaster painted walls, LED strip lighting and perimeter trunking.

Externally, the property benefits for parking to the rear of the premises.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	66.97	721
First Floor	66.97	721
<b>Total</b>	<b>133.94</b>	<b>1,442</b>

Please note, a split of the accommodation is possible, available by separate negotiation.

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

£10,000 per annum.

### SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT is not applicable.

### BUSINESS RATES

To be included with the rent.

### EPC

41 Bury Road, Haslingden ROSENDALE BB4 5PG	Energy rating
	<b>E</b>
Valid until <b>18 May 2032</b>	Certificate number <b>9209-4925-3299-7320-9774</b>

A full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

**Telephone:** 01204 522275

**Contact:** Lois Sutton

**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ

