

- Located in the centre of Slaithwaite
- Prominent unit on Carr Lane



## LOCATION

The unit is situated within a terrace of properties in retail use in central Slaithwaite. National occupiers in the immediate vicinity include the likes of Coop and Lloyds TSB, whilst Green Valley Greengrocers, Hadfields Bakers and Vanilla Bean are well-regarded local occupiers in the same parade. Aldi act as an anchor for the town centre with their store and dedicated car parking on Britannia Road.

## ACCOMMODATION

The premise is arranged over ground and first floors with staff welfare and office accommodation to the upper parts. Approximate net internal floor areas are as follows:

Ground Floor	42.71m <sup>2</sup>	460 sq ft
First Floor	31.45m <sup>2</sup>	339 sq ft

## RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£6,900
UBR (2020/21)	49.9p

The property may qualify for small business rates relief. Prospective occupiers are advised to confirm any rating liability directly with the Local Authority.

## USE

The property benefits from class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## TENURE

Freehold with vacant possession

## PRICE

Quoting price of £125,000 for the freehold.

## EPC

An EPC certificate is available on request

## COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

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