

TAYLOR WEAVER

CHARTERED SURVEYORS

Plot 1, Futures Park, Newchurch Road, Bacup, Lancashire OL13 0DE



TO LET

Design & Build Opportunity

Prominent Main Road Location

0.69 Acres (0.28 hectares)

- Excellent location next to Rossendale Borough Council offices
- Suitable for drive thru restaurant/coffee house subject to pp
- Other uses considered subject to planning

Location

The property occupies a prominent main road position with extensive frontage to the A681 (Newchurch Road) on the edge of Bacup.

It is situated adjacent to Rossendale Borough Council's offices at Futures Park and within a short walk of the Lee Quarry Mountain Bike Trail.

In addition, to the rear of the plot, further industrial/business development is to take place, which would create a hub of business and office users.

Description

The property comprises a small parcel of land extending to 0.69 acres (0.28 hectares) suitable for development of a number of uses, including the following:

- ~A1 retail
- ~A3 restaurant/café
- ~A4 drinking establishment
- ~B1 business
- ~B2 general industrial
- ~B8 trade counter
- ~D2 leisure

Our client is prepared to enter into a design & build contract with an end user to construct a premises to their specification in return for them entering into a new long term lease. Full details on request.

Accommodation

We have calculated the gross site area is 0.69 acres (0.28 hectares)

Services

It is understood that all mains services area available to the site.

Lease Terms

Our clients preference is to enter into a design & build leasehold contract with an end user, subject to a minimum lease period of 10 years on full repairing and insuring terms.

Alternatively they would consider leasing the site in its existing state for a term of years to be agreed.

Full details concerning either option on request

VAT

VAT is applicable to figures quoted in these particulars

Rental

On application

Availability

The site is available for immediate possession, subject to proposed use and committee approval

Legal Costs

01254 699030
01257 204900

www.taylorweaver.co.uk

alex@taylorweaver.co.uk
neil@taylorweaver.co.uk

 RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

TAYLOR WEAVER

CHARTERED SURVEYORS

Plot 1, Futures Park, Newchurch Road, Bacup, Lancashire OL13 0DE

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

Planning

Interested parties are recommended to contact Rossendale Borough Council planning department to discuss their proposed use in greater detail.

Viewing

The site is open for access and can be viewed at any time.

For further information contact the sole agent:

Taylor Weaver
(Neil Weaver)
01254 699030



01254 699030
01257 204900



www.taylorweaver.co.uk



alex@taylorweaver.co.uk
neil@taylorweaver.co.uk



RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.