



## Bacup – 3 Irwell Street, OL13 0AD

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Contact us on:  
**0161 431 0660**

### Location

Bacup is a town in the Rossendale Borough in Lancashire, in the South Pennines close to Lancashire's boundary with West Yorkshire. The town is 3.5 miles east of Rawtenstall, 6.4 miles north of Rochdale, and 7 miles south of Burnley

The premises provide a prominent self contained ground floor unit in the heart of Bacup Town Centre, fronting Irwell Street Car Park and immediately adjacent to **B&M**. Other nearby retailers include **Morrisons** and **Ladbrokes**.

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### Car Parking

There is a shoppers car park immediately to the front of the premises.

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### Accommodation

The premises are arranged over ground floor only, providing the following floor areas:

Ground Floor:	119.56 sq m	1,287 sq ft
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### Goad Plan



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## Lease

The premises are held on a lease for a term expiring 4 February 2029.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

The rent passing is £10,046 pax, subject to an index linked increase from February 2024.

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## Business Rates

The Valuation Office has confirmed that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £11,250

There are no business rates to pay and the premises qualify for small business rates relief.

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## Viewing

Strictly by arrangement via agents Hynes Illingworth:

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