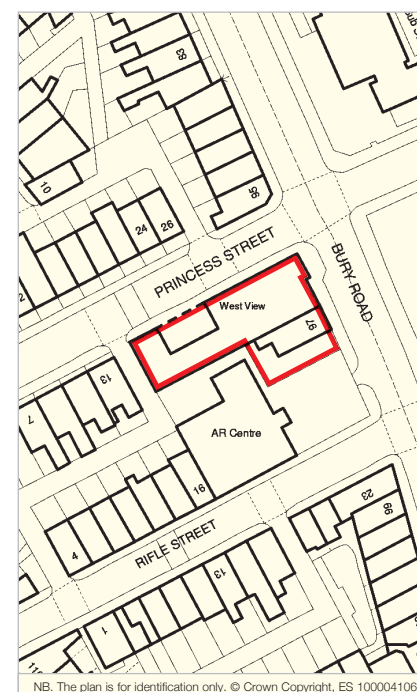


Haslingden West View Princess Street Rossendale Lancashire BB4 6NW

- **Freehold Office Investment**
- To be let to the Partners of an established firm of solicitors on 15 year lease (no breaks)
- Lease granted to the twelve Partners on a joint and several basis
- No VAT applicable
- Includes on-site parking
- RPI linked Rent Review every 5 years from 2023
- Current Rent Reserved

£26,070 pa
rising to a minimum of
£28,084.79 pa in 2023



Tenure

Freehold.

Location

Haslingden is an historic and attractive market town located in Rossendale, approximately 8 miles to the south-east of Blackburn and 11 miles north of Bolton. The town is well served by the A56, which itself provides access to Junction 1 of the M66 some 6 miles to the south.

The property is situated at the junction of Princess Street and Bury Road, a short distance to the south-east of the town centre.

Description

The property is arranged on lower ground, ground and two upper floors to provide office accommodation. There is on-site parking for 3 vehicles beneath a canopy, which is accessed via Princess Street.

The property provides the following accommodation and dimensions:

Lower Ground Floor	147.50 sq m	(1,588 sq ft)
Ground Floor	210.30 sq m	(2,264 sq ft)
First Floor	134.20 sq m	(1,445 sq ft)
Second Floor	94.00 sq m	(1,012 sq ft)

Total 586.00 sq m (6,308 sq ft)

NB. Areas taken from www.taxservice.gov.uk

Tenancy

The entire property is to be let to The 12 Partners of WOODCOCKS HAWORTH & NUTTALL SOLICITORS (on a joint and several basis) for a term of 15 years from completion at a rent of £26,070 per annum. The lease provides for rent reviews every 5th year of the term to the higher of market rent or RPI (collar and cap of 1.5% and 3.5%) and contains full repairing and insuring covenants.

Tenant Information

With a history extending to over 200 years, Woodcocks Haworth and Nuttall is a well established law firm that employs over 100 legal specialists across 7 locations in Greater Manchester and Lancashire.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 113 Band E (Copy available on website).