



Former Hairdressers/Dog Groomers

Harwoods Lane, Hoddlesden, Darwen, BB3 3LL

****Former Dog
Groomers/Hair Dressers**
Shop** With Residential
Accommodation Above**
Hoddlesden Village** Large
Property** Available Now**

97 sq m

(1,044.10 sq ft)

- COMMERCIAL SHOP FOR RENT IN CENTER OF HODDLESDEN
- SPACIOUS LIVING ACCOMODATION
- PREVIOUSLY USED AS VILLAGE HAIRDRESSERS & DOG GROOMERS
- REAR YARD
- 3 BEDROOMS
- LARGE MID TERRACED
- CLOSE TO AMENITIES
- FOR SALE OR RENT

Former Hairdressers/Dog Groomers, Harwoods Lane, Hoddlesden, Darwen, BB3 3LL

Summary

Available Size	97 sq m
Price	£110,000 Offers Invited
Rates Payable	£9.24 per annum You may qualify for 100% Business Rates Relief. Please check with the Local Authority.
Rateable Value	£1,750
Service Charge	N/A
Car Parking	N/A
EPC Rating	D (57)

Description

PREVIOUSLY HODDLESDEN VILLAGE HAIRDRESSERS/DOG GROOMERS**
COMMERCIAL SHOP FOR SALE OR RENT ** REAR YARD** GREAT LOCATION IN THE
CENTER OF HODDLESDEN ** SHOP AND SPACIOUS LIVING ACCOMODATION
ABOVE ** UNIQUE OPPORTUNITY TO RENT THIS SOUGHT AFTER BUILDING **
AVAILABLE NOW

Ainsworth Lord Estates are pleased to be offering for rent this Large Commercial
property to rent with living accommodation, located in the center of Hoddlesden,
Darwen.

It was previously used as the Dog Groomers, and prior to this was the village
hairdressers, therefore it is shop fronted and a great opportunity for local businesses
to acquire such a property.

The property briefly comprises of
Shop floor space.

This room was previously used as the local dog groomers shop floor, there is a sink
unit in this room. It would be ideal for use as a hairdressers or could be converted to a
variety of business uses.

There is a large Lounge, Kitchen (with gas oven and hob, and sink) and Utility room
on the ground floor which is ideal to be used as more shop floor space, (It would be
ideal if using as a hairdressers for a beauty room)

Rear Yard

A lovely rear yard, flagged with a shed.

Upstairs.. There is 3 Good sized rooms and a 4 piece bathroom. Can be used as living
accommodation or a variety of uses.

This property has a lot of potential for business owners and is in a prominent location
in the center of Hoddlesden.

Interested?

Here's the important stuff....

You will require:

Good References and a Home Owner Guarantor.

This is a fully repairing lease, therefore the tenant is responsible for all repairs to the
property.

An Application fee for this commercial property is £225 (Non Refundable).

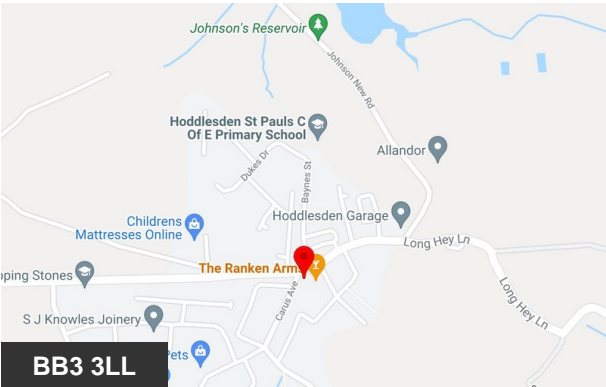
Then at Point of Moving In - First months rent £500
plus deposit of £1000

The landlord may negotiate on the rent for a long lease.

Proof of Id will be required.

The tenant will be required to contribute legal costs when drawing up the lease.

Remember, this property is available: Now and will soon go.



Viewing & Further Information



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Call us today to arrange a viewing at a time convenient for you, including evenings and weekends.

Location

Located in the Centre of Hoddlesden Village

Terms

Long term lease available.

Our client is happy to grant a long term lease of upto 25 years.

We cannot agreed to a lease any shorter than 3 years on this property.

Incentives are available and commensurate with the duration of the lease granted.

The new tenants will have to pay towards the Landlord's costs for preparing the lease.

We anticipate this contribution to be in the region of £900 inc vat (£750+vat.). This needs to be paid before the lease is drafted.

You must be able to supply a Home Owner Guarantor.

You will be required to pay a deposit of £1000 prior to occupation.

Our application/processing fee for this property is £225 inc vat.

It takes approximately 7-10 days for the lease to be drafted.

Accommodation

A Large 2 Storey Building, with a Shop Front, Lounge Kitchen & 3 Bedrooms and a Bathroom

Amenities

There is on road parking to the front of the property

Services

The usual services are supplied to the property, including: Electric, Gas, Water, Mains Sewers.

We cannot confirm if the Water, Gas and Electric are live supplies.

Outgoings

The rates on this building will be determined by use.

You may be entitled too small business relief (100% discount) but you must check with the local council to confirm this.

VAT

There is no vat on the rent.

There is vat on our application/processing fee, and the costs of preparing the lease.

Legal costs

Tenants are liable to contribute towards the landlords legal cost for the lease, this is approx. £900 (£750 + VAT).

Service charge

There are no service charges on this property.

Parking notes

There is on road parking with the property.

Planning

We belive this property is suitable for a variety of uses, and may require planning permission for some uses.

We recommend you take advice on this from a planning consultant or the local authority.

Viewing

Viewings are by appointment only.

All interested parties must register with our office when booking a viewing.