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44 Manchester Road, Rossendale, BB4 5ST

Guide price £195,000



****A MUST SEE!!**DEVELOPMENT & INVESTMENT OPPORTUNITY**STONE BUILT PROPERTY WITH PERIOD FEATURES****Charles Louis Commercial Agents are delighted to bring this substantial stone built property. From what was a long standing bakery in the local community, is now an, ideal opportunity for investors and developers, Currently in vacant possession, it is ready for a project start date.

In May 2018, Rossendale Council approved a 7 bedroom HMO on the first, second and third floor, with architect plans considering the ground floor to be renovated into a Restaurant / Bar, the basement would serve as storage for the commercial ground floor unit. Please note, this has recently lapsed in earlier in 2021 and would require renewing with the Local Planning Authority. More information on this is available on request / accessible via the Rossendale Planning Portal (Reference: 2018/0078). From an investment point of view, the planning could be followed on with original plans and let out, or a re-draft of commercial to suit further residential potential on the ground floor may be a possible route, subject to new applications. Vendor has calculated the opportunity having a potential yield of 10% - 12%, subject to final costs.

Total Sq Ft: 2,978 Approx

EPC - G

- Large Period Double Fronted Commercial Stone Built Property
- In Need Of Refurbishment Throughout
- Close To Haslingden Town Centre & Transport Links
- Sizable Single Storey Extension
- Set Over Five Levels With Commercial Unit on Ground Floor And Lower Ground
- Development & Investment Opportunity
- Suitable For A Variety Of Uses (Subject To Planning)
- A Must See!!! Viewing Essential To Appreciate Size & Location

