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# Charles Lane, Haslingden, Rossendale

Offers Over £325,000 Freehold

High-yield mixed-use investment opportunity

## Description

A high-yield, fully let mixed-use investment located in the heart of central Haslingden, just off Deardengate High Street.

This impressive period stone building, dating back to 1896, occupies a prominent corner position and combines strong commercial presence with established residential income.

The accommodation comprises:

Ground floor restaurant premises with a substantial basement, let on a commercial lease

Four self-contained apartments to the first floor:

1 × two-bedroom apartment  
1d Charles Lane- £650pcm

3 × one-bedroom apartments  
1a Charles Lane-£600pcm  
1b Charles Lane-£500pcm  
1c Charles Lane -£500pcm

The property is fully tenanted throughout, generating a current gross annual income of £41,250, delivering an attractive gross yield of approximately 12.7% at the asking price. The residential apartments



offer further scope for refurbishment and modernisation, providing potential for future rental growth and capital appreciation.

Situated at the foot of Deardengate, the property benefits from excellent visibility, strong footfall, and convenient access to local amenities and transport links.

EPC Rating: E

Connected to all main services.

Viewings strictly by appointment.

Tenure: Freehold

## **Tenure**

Freehold





#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**61** This is how energy efficient the building is.

Viewing by appointment only  
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