

3A, Bank Street, Rawtenstall,, BB4 6QS

TO LET



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Use - Retail

Size - 430 Sq ft

Rent - £15,000 pa +VAT

- Town Centre Retail Premises
- Prominent Location
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Rawtenstall is an established market town in the Rossendale Valley, with excellent access to the Greater Manchester conurbation and the East Lancashire towns of Blackburn, Accrington and Burnley via the A56, which connects to the motorways to the north and south.

The premises commands a corner position at the end of Bank Street which is one of the main shopping streets in Rawtenstall.

Other occupiers in the surrounding area including Boots, Greggs, HSBC, Asda and Tesco.

Description

The ground floor unit is fully open plan with WC facilities and kitchen located at the rear.

The property has been finished to a high specification benefitting from laminate flooring and LED lighting.

Accommodation

We have calculated that the net internal area is 430 sq.ft

Tenure

Leasehold

Rental

£15,000 pa +VAT

Legal Costs

Each party to be responsible for their own legal costs

Services

It is understood that all mains services are connected to the property. The occupiers are responsible for payment of the utilities for the duration of their tenancy.

EPC

An EPC is available on request

Planning

The property benefits from planning under 'Use Class E'. Further details are available on request.

Viewing

Strictly through agents

Taylor Weaver

Rebecca Weaver

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