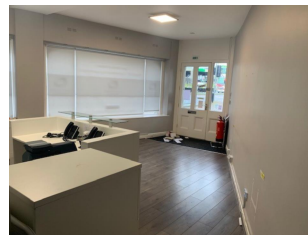


TAYLOR WEAVER

CHARTERED SURVEYORS

3A , Bank Street, Rawtenstall BB4 6QS



TO LET

Ground Floor Town Centre Retail Premises

410 sq.ft (38.1 sq.m)

- Prominent Location
- Suitable for a variety of different uses subject to planning

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 retail 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 the net internal area as 410 sq.ft (38.1 sq.m)

Services

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

Rating

As published by the VOA, the property has a rateable value of £5,900.

Eligible businesses are able to claim small business rate relief. Further details on request.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years effective full repairing terms.

EPC

An EPC is available on request

Building Insurance

The Landlord to insure the building and charge back to the tenant on a pro rata basis. Further details on request

Rental

£15,000 per annum plus VAT

Availability

Available immediately

Legal Costs

Each party to be responsible for their own legal costs

Planning

A1 (retail).

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)

01254 699030
01257 204900

www.taylorweaver.co.uk

alex@taylorweaver.co.uk
neil@taylorweaver.co.uk

 RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

TAYLOR WEAVER

CHARTERED SURVEYORS

3A , Bank Street, Rawtenstall BB4 6QS

01254 699030



01254 699030
01257 204900



www.taylorweaver.co.uk



alex@taylorweaver.co.uk
neil@taylorweaver.co.uk



RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.