

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

**TO LET**



## TO LET

Use - Office, Retail

Size - 430 Sq ft

Rent - £15,000 pa +VAT

- TO LET – Town Centre Retail Premises
- Prime Retail Space in a High-Footfall Location
- Prominent position in the heart of the town centre
- Size: 430 sq. ft. (40 sq. m.)
- Ideal for a variety of retail, office, or service-based businesses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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### Location

Rawtenstall is a well-established market town in the Rossendale Valley, offering excellent connectivity to Greater Manchester and the East Lancashire towns of Blackburn, Accrington, and Burnley via the A56, which provides access to major motorways both north and south.

The premises occupies a prominent corner position at the end of Bank Street, one of Rawtenstall's main shopping streets, ensuring high visibility and foot traffic. The surrounding area is home to a range of well-known retailers, including Boots, Greggs, HSBC, Asda, and Tesco, making it a prime location for businesses looking to benefit from a busy commercial environment.

### Description

This well-presented ground-floor commercial unit offers 430 sq. ft. (40 sq. m.) of open-plan space in a prominent town centre location with excellent visibility and high foot traffic.

Finished to a high specification, the property benefits from laminate flooring, energy-efficient LED lighting, and modern WC and kitchen facilities located at the rear.

The versatile layout makes it suitable for a variety of businesses, including retail, salon, studio, office etc.

While there is no dedicated parking, ample public parking is available nearby

### Accommodation

We have calculated that the net internal area is 430 sq.ft / 40 sq. m.

### Tenure

Leasehold

### Rental

£15,000 pa +VAT

### Rating

The property has a rateable value of £6,400, this means that no business rates would be payable for qualifying occupiers. Further details available on request.

### 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

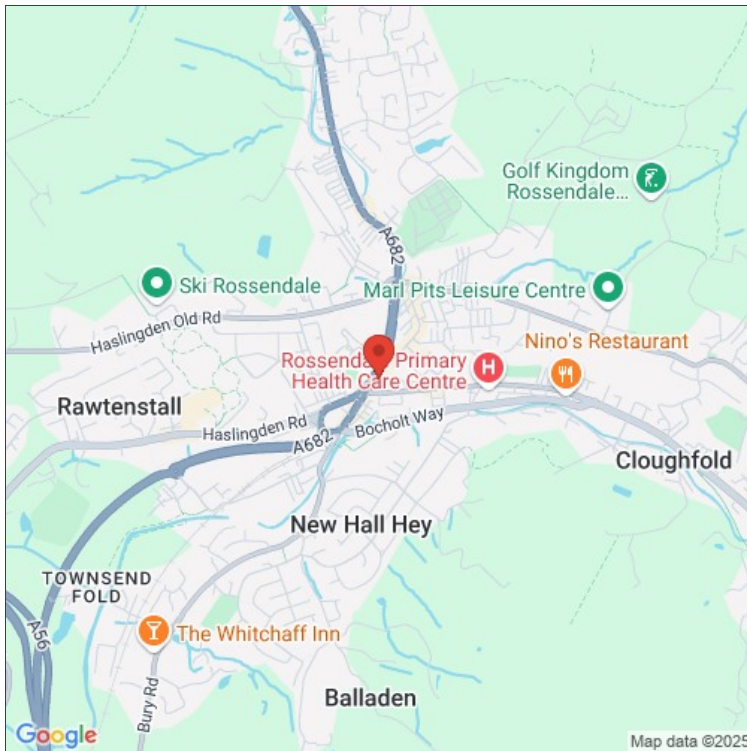
### Planning

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

### Viewing

Strictly through agents  
Taylor Weaver  
James Taylor  
01254 699030



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