

First Floor, Unit 1, Lever Street, Rawtenstall, BB4 7QB

**TO LET**



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**Use - Office, Retail, Miscellaneous,  
Leisure**

**Size - 807 Sq ft**

**Rent - £8,000 per annum plus VAT**

- Self Contained Studio / Office Facility
- 807 sq ft
- Suitable for a number of different uses
- Edge or Rawtenstall town centre
- On site car parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## First Floor, Unit 1, Lever Street, Rawtenstall, BB4 7QB

### Location

The property is situated on the edge of Rawtenstall town centre, with excellent access onto the A56 Haslingden Bypass, which links directly onto the M66 and M65 motorways.

The property is self contained with a mix of commercial and residential properties in the immediate vicinity.

Occupiers close by include Tesco Superstore, Rawtenstall Cricket Club and B&M Home Store.

The property is accessed directly from Fallbarn Road, with good visibility from the junction of Bacup Road and Bocholt Way (A681), which goes directly through Rawtenstall town centre.

### Description

Unit 1 Lever Street is a detached office/industrial property which has been well maintained by the current owners.

The first floor offices have been refurbished to a good standard and benefit from self contained kitchen, toilet facilities, laminate floor, strip lighting and CAT 5 cabling.

### Accommodation

The premises have been measured on a net internal area basis and extends to 807 sq. ft.

### Tenure

Leasehold

### Rental

£8,000 per annum plus VAT

### Lease Terms

The property is available to lease for a minimum period of 3 years on internal repairing and insuring basis

### Deposit

A deposit equating to 3 months rent will be held by the landlord for the duration of the tenancy

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

### VAT

VAT will be applicable to the figures above

### Services

All mains services are connected to the property

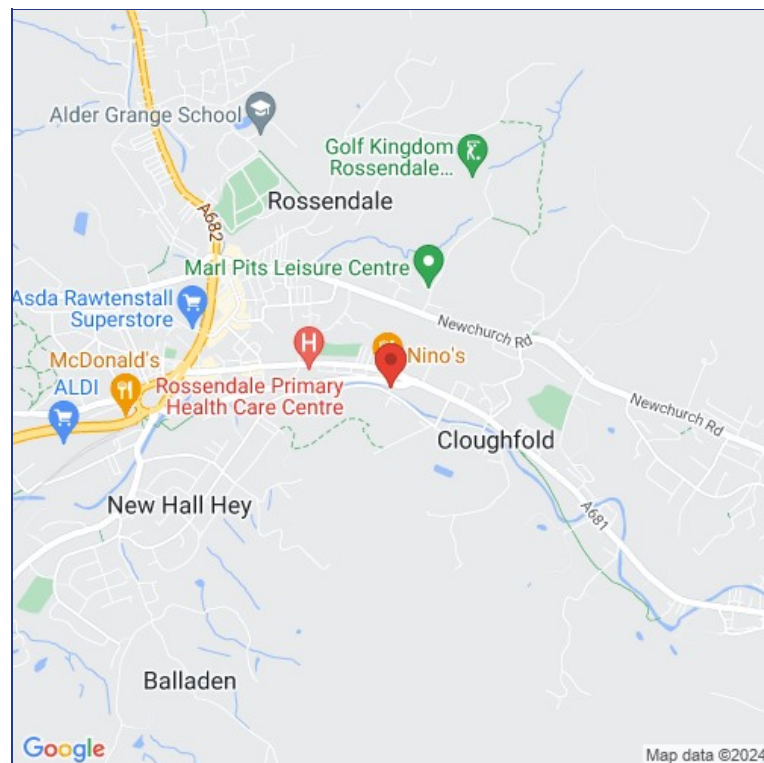
### Viewing

Strictly through sole agents

Taylor Weaver

Rebecca Weaver

01254 699030



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