

Retail Units at Rawtenstall Bus Station, Spinning Point, Rawtenstall, BB5 7BB

**TO LET**



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**Use - Retail**

**Size - 260 - 1,486 Sq ft**

**Rent - From £12 per sq.ft**

- From 260 to 1,486 sq.ft
- Quality Town Centre Retail Units
- Competitive terms
- Strong pedestrian footfall
- Incentives available



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Retail Units at Rawtenstall Bus Station, Spinning Point, Rawtenstall, BB5 7BB

### Location

The retail units are situated in the newly constructed Rawtenstall Bus Station at Spinning Point, which was completed in late 2019.

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.

### Description

The accommodation provides ground floor retail space with significant frontage to the newly created Spinning Point pedestrian area and easily accessible from Bank Street, the main high street in the town.

The units benefit from significant retail frontage and they have been left in a shell condition ready for ingoing tenants' fit out.

The Bus Station has 8 bays accessing the nearby towns and villages and creates a steady pedestrian footfall.

### Accommodation

The accommodation is arranged as follows:

Retail Area 1	69 sq.m (743 sq.ft)	Under Offer
Retail Area 2	69 sq.m (743 sq.ft)	Under Offer
Retail Area 3	24 sq.m (260 sq.ft)	Let
Retail Area 4	102 sq.m (1,100 sq.ft)	Under Offer

It is possible to combine both retail areas 1 and 2 (1,486 sq.ft)

### Rental

From £12 per sq.ft

### Lease Terms

The units are available by way of a new lease for a minimum period of 10 years.

Rents will be paid quarterly in advance and be exclusive of the costs of occupation, which would include business and water rates, electricity and gas.

### Service Charge

A service charge is levied on occupiers. It is anticipated this cost will be in the region of £2.50 per sq.ft.

### Building Insurance

The Landlord will insure the building and charge it back on a pro rata basis. Full details on request.

### Deposit

Subject to status, a deposit will be required

### Rating

Each retail space will be assessed upon occupation

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that all mains services, with the exception of gas, are available to the premises.

### EPC

An EPC is available on request.

### Planning

Most retail uses will be considered. Full details on request.

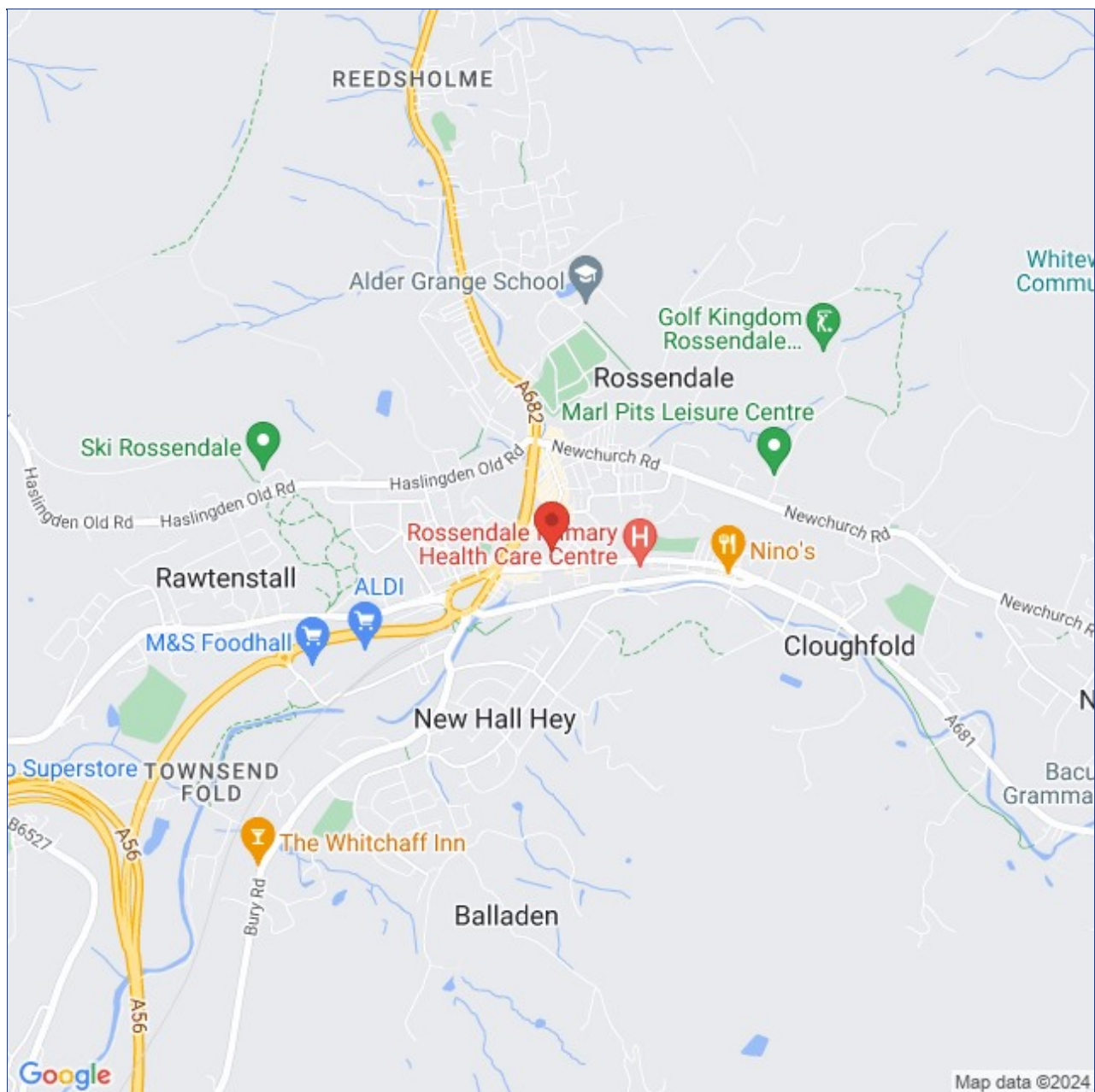
### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



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