

Unit 1 and 2, Leabrook Business Centre, Burnley Road, Rawtenstall, BB4 8HH



FOR SALE

Use - Industrial, Retail, Miscellaneous,
Leisure

Size - 2,591 Sq ft

Price - £235,000

- Former Kitchen Showroom
- Extending to 2,591 sq ft
- Suitable for various uses
- Close to Rawtenstall town centre
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are located fronting Burnley Road on the edge of Rawtenstall town centre. Burnley Road is the main thoroughfare through Rawtenstall town centre and just a short drive away from the A56, which links the Rossendale Valley with Greater Manchester.

The neighbouring occupiers are James Hargreaves Plumbers Merchants, who are immediately next door, along with Lea Brook Garden Centre.

Description

The premises comprise a former kitchen showroom premises constructed on a steel frame with insulated profile steel cladding to the side elevations and roof.

Internally there is a tiled floor with underfloor heating and LED lighting within a suspended ceiling grid, which forms the ground floor showroom space. At the rear of the ground floor there is are shower and WC facilities.

The first floor has been left in a shell condition with various rooms having been constructed which would make the area suitable for storage. This part of the building could be easily refurbished by an ingoing tenant to extend the retail / showroom accommodation.

Access into the unit is via a double pedestrian door on the front elevation, making the building unsuitable for vehicular access.

Accommodation

We have calculated the net internal area of the premises to be as follows :

Ground Floor Showroom	1,937 sq.ft
First Floor Storage Accommodation	654 sq.ft
Total	2,591 sq.ft

Price

£235,000

Tenure

Freehold

Rating

As shown on the Valuation Office Agency website, the property has a rateable value of £12,750. Full details available on request.

Legal Costs

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

Services

All mains services are connected to the property. The property also benefits from underfloor heating on the ground floor.

Viewing

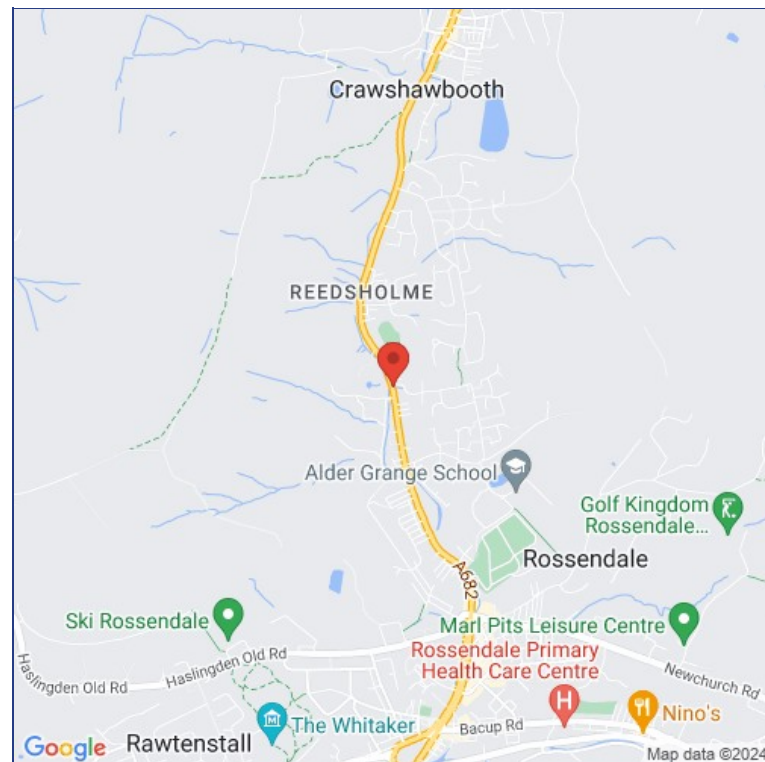
Strictly through agents

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