

Shop Investment Greater Manchester



**53 Bank Street,
Rawtenstall,
Lancashire BB4 7QN**

Situation:

The property is situated in the prime shopping area of the small town of Rawtenstall which is located 10 miles north of Bury and 12 miles south of Burnley. Population 23,682 (2001 Census). Occupiers in the immediate vicinity include Boots, Asda, Nat West, Bet Fred, Barclays to the south west. Opposite Greggs and to the north a number of estate agents, travel agents, restaurants and the revitalised Market (Thursday, Friday, Saturday) with street food and indoor seating (Thursday, Friday, Saturday and Sunday).

Description:

The property is a 2 storey, freestanding building constructed of stone walls under a flat asphalt covered roof. It was originally constructed in the 1930's. It currently trades as Spex.

Accommodation

(VOA Areas):

Ground Floor Sales	405 sf
First Floor Office/Staff	236 sf
	641 sf

Tenure:

The property is freehold



Tenancy:

A new 10 year FRI lease has been agreed with the Tenant at a rental £10,500 pa for the first 5 years rising to £11,500 pa thereafter.

Income:

£10,500 pa for the first 5 years
£11,500 pa thereafter

Price:

£130,000 equating to Gross
Initial Yield 8%

Inspection:

By arrangement with the Sole Agents.

Contact:

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Surveyor:

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SUBJECT TO CONTRACT
JGF/JRB/AUGUST2024

