

Walker Singleton

TO LET

52 Bank Street
Rossendale
Lancashire
BB4 8DY

- Two Storey Retail Unit
- Busy Town Centre Location
- 1,343 Sq. Ft (124.8 Sq. M)



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Accommodation

The total approximate net internal floor areas are:

	Sq Ft	Sq M
Ground Floor	552	51.3
First Floor	791	73.5
Total approximate NIA	1,343	124.76

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £12,250.

EPC

The property has been assessed with an EPC rating of (C) - 72.

Terms

The premises are available To Let by way of a new effective Full Repairing and Insuring Lease for a number of years to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any letting transaction.

Viewing

Jack Spencer

Direct Line: 01422 430013

Email: jack.spencer@walkersingleton.co.uk

Ref: 39762

Date: Jun-24

Location

The property is prominently located along Bank Street within the busy market town of Rawtenstall. Bank Street connects to St. Mary's Way (A682) which is the principal route through the area. Surrounding occupiers including Greggs, Barclays Bank, Asda Superstore and the newly developed bus station which is less than 5 minutes walk to the south.

Description

The property comprises a two-storey retail unit within a traditional stone-built terraced building. Briefly, the sales area benefits from an open plan configuration with non-slip flooring, paint and plaster finished walls/ceiling and a combination of spot and wall mounted lighting. To the rear of the unit is a kitchen, communal w/c and secondary personnel access leading to the rear of the property.

Services connected to the property include electric, water and drainage. Please note none of these services have been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rental

£13,000 Per Annum Exclusive



Walker Singleton
walkersingleton.co.uk | 01422 430000

Property House, Lister Lane, Halifax, HX1 5AS

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