



32 High Street, Rothwell NN14 6BQ

- Double fronted retail / office space
- Approx total floor area estimated at c.310 sq.ft (28.5 sq.m)
- W.C with sink and small lobby/storage area
- Ground floor only - No Food or Takeaway enquiries please

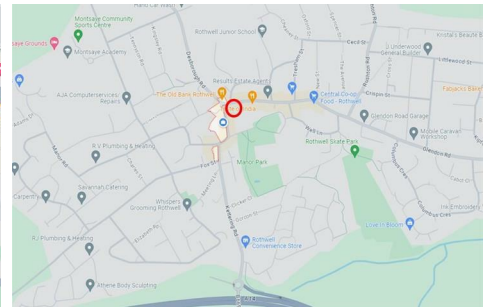
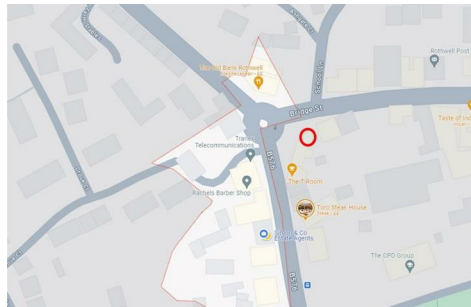
PRICE
£750

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SIMON & CO.
ESTATE AGENTS

Prime High Street position cornering with Bridge Street is this double fronted retail / office space for Let on flexible terms. Approx floor area estimated at c.310 sq.ft (28.5 sq.m) including front area of c. 22' wide by 6.73m x 12' (3.68m) plus W.C with sink and lobby storage area.

Ground floor only - No Food or Takeaway enquiries please



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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