

The Annex, 331 Burnley Road, Rawtenstall, BB4 8LA

**TO LET**



## TO LET

Use - Office, Retail, Miscellaneous,  
Leisure

Size - 2,955 Sq ft

Rent - £26,000 per annum (NO VAT).

- 2,955 SQ.FT
- Self contained building
- Suitable for various uses
- Immediately next door to Brand Interiors
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## The Annex, 331 Burnley Road, Rawtenstall, BB4 8LA

### 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.

Neighbouring occupiers include Brand Interiors and the newly finished Taylor Wimpy development of new build housing immediately next door.

### Description

The premises is a former showroom with good quality office accommodation and storage on the upper floors which is of brick construction underneath a pitched slate roof.

Internally the floor areas are predominantly open plan and finished to a high standard incorporating suspending ceilings LED lighting and electric wall heaters behind double glazed UVPC windows.

The unit would suit use for a number of different uses including retail, office, leisure and hospitality amongst many others.

All uses (subject to planning) will be considered.

### Accommodation

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

Ground Floor	1,014 sq.ft
First Floor	970 sq.ft
Second Floor	970 sq.ft
<b>Total</b>	<b>2,955 sq.ft</b>

### Rental

£26,000 per annum (NO VAT).

### Lease Terms

Available by way of a new lease for a minimum period of 3 years.

### Rating

As shown on the valuation office agency website the property has a ratable value of £12,250. We therefore anticipate that for all qualifying companies the business rates payable will be nominal. Further details are available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Services

It is understood that all mains services are connected to the property.

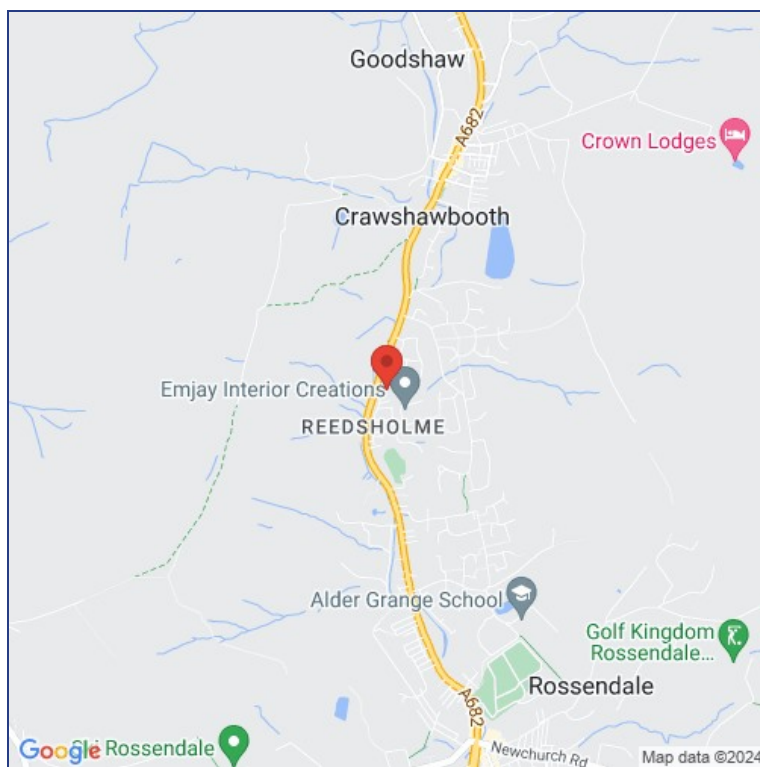
### Viewing

Strictly via sole agent, Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.