

POST OFFICE

WATERFOOT Post Office

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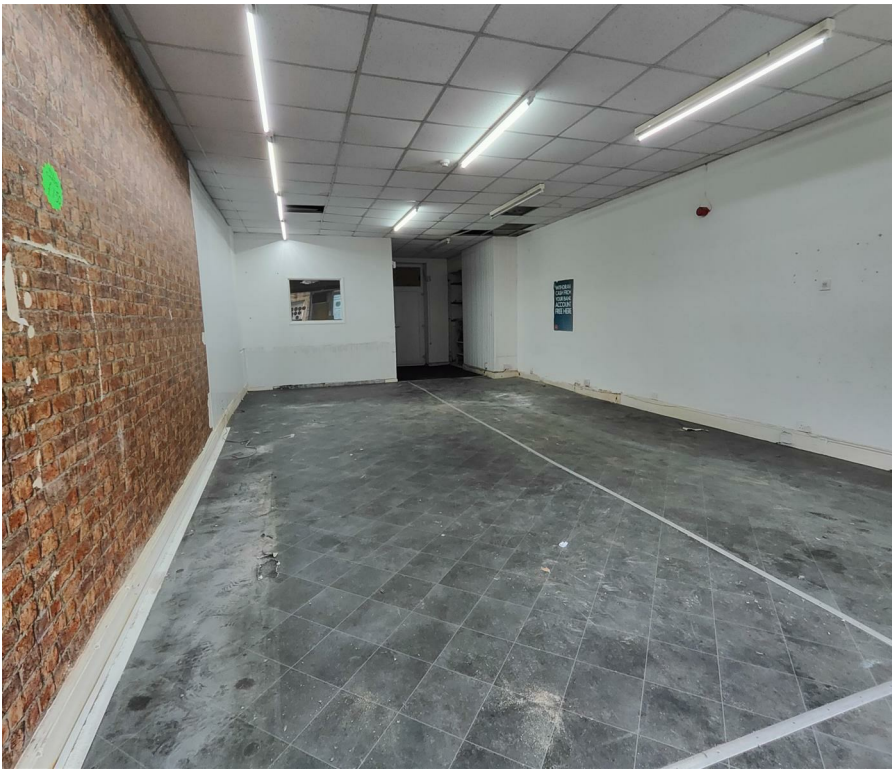
Post lots of parcels? Save time with Drop & Go

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32 Burnley Road East, Rossendale, BB4 9AF
 £500 Per Month

736.00 sq ft



Details

Amco Commercial are pleased to offer this generous ground-floor retail space with fantastic corner shop frontage.

The former Post Office measures a total of 736 sqft primarily dedicated to a large retail space with an additional office/store room and WC to the rear.

Located on Burnley Road East, which is the main street in Waterfoot, this property benefits from a high level of passing trade and free on-street parking directly outside. The property is surrounded by a large number of local business.

The property benefits from electric roller shutters both on the shop front and on the back door. The unit has built-in lighting, multiple power points, and its own supplies of electricity and water. The unit's rateable value is £6,100 meaning qualifying businesses will benefit from zero rates bills.

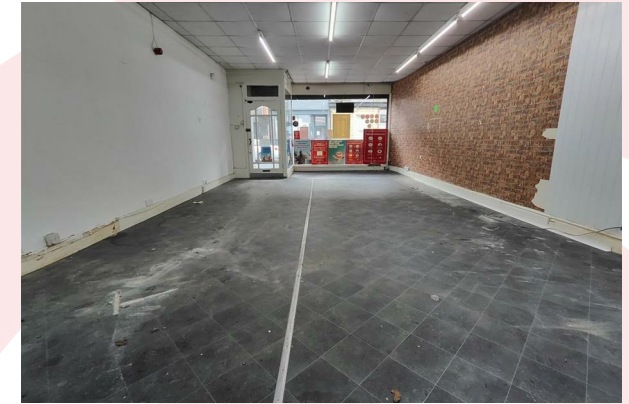
The property was previously occupied by a Post Office, but would suit a variety of uses including retail/café/office (subject to the necessary consent from the local authority).

These particulars are only a guide. They are not exact or guaranteed. The property is offered subject to contract.

EPC rating: B (47)

Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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