

Farrow & Farrow
ESTATE & LETTING AGENTS




570, Burnley Road, Rossendale, BB4 8AJ

£110,000
Offers Over

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*** NEW *** - SHOP PREMISES IN THE HEART OF CRAWSHAWBOOTH - Very Well Presented & Well Laid Out Over Ground & First Floors, WC & Staff Facilities Plus Various Shop Areas, Excellent Location - NO CHAIN, BUSINESS UNAFFECTED - Available Now, Ready To View - By Appointment Only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Burnley Road, Crawshawbooth, Rossendale is a shop premises, arranged over the grounds and first floors of this centrally located building. Last used as a hairdressers, the property is well laid out and in good condition and is well presented throughout, allowing it to be suitable for a variety of uses. The property is for sale with the business unaffected, due to relocation, and is offered for sale with no chain, available now and ready to be viewed - by appointment only.

Internally, this property is arranged over Ground & Basement floors and briefly comprises: Main Shop Area, Rear Room, Store Room, from the Basement Inner Hall with WC are the Hair Wash Area, Staff Room with Store and WC off.

Occupying a great, central position on the main road in the heart of Crawshawbooth, this property enjoys excellent passing trade together with a notable high street location and with other amenities, including parking, all nearby.

Main Shop Floor 19'10" x 16'4"

Inner Hall

Rear Room 13'11" x 11'3"

Store Room

Basement

Hair Wash Area 14'11" x 15'2"

Inner Hall

Staff Room 12'8" x 16'0"

Staff WC

WC 5'11" x 3'2"

Agents Notes

Disclaimer

