



Farrow & Farrow

ESTATE & LETTING AGENTS



- Bank Street, Rawtenstall, Rossendale
- 1st & 2nd Floor High Street Unit
- Rental Available as 2 Floors or Separate
- Lots Of Passing Traffic
- Large Windows with Lovely Outlook
- Rear Access
- Available Now
- Contact Us To View - By Appointment Only


The Power House 3a-3b, Bank Street, Rossendale, BB4 6QS

£750 PCM
PCM

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*** NEW *** - 1ST & 2ND FLOOR COMMERCIAL RENTAL PREMISES WITH EXCELLENT HIGH STREET LOCATION - FROM £750pcm For One Floor, Both Floors Available Together or Separately - Good Size Space ideal for offices / storage, call centre, etc. - AVAILABLE NOW - Contact Us To View



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.

The Power House, Bank Street, Rawtenstall, Rossendale is a first & second floor commercial unit to let, with great passing traffic being situated opposite St. Mary's church. The property is currently laid out with rear entrance access, stairs to first floor landing. entrances to hallway, Office 1 & 2 and WC. Second floor is a large open space with fantastic windows giving a lovely outlook.

The property is available to let as a whole for both floors price tbc, or from £750pcm for a single floor.

The Landlord is seeking a good tenant, ideally one who is already trading, and is either looking for a similar use of the premises. The property is also available as a use of both floors or could be split into two areas.

The property is available to view now, by appointment only, through our Rawtenstall office, with additional terms / lease length / etc negotiable with the owner.

Rear Entrance Hall

Inner Hall

First Floor Landing

Entrance Hall 5'7" x 14'2"

Office 1 28'1" x 17'11"

Office 2 9'0" x 21'2"

WC

2nd Floor Main Office 46'0" x 27'4"

Agents Notes Rental

Disclaimer

