

**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Jacksons Bar, Bacup Road, Rawtenstall, Rossendale
- Established Town Centre Bar
- Potential Scope To Add Living Accommodation
- Ideal Position Close To Other Amenities
- Parking / Bus Station / Shopping Outlets All Nearby
- Excellent Presentation & Well Maintained Throughout
- **VIEWING BY APPOINTMENT ONLY**
- Contact Our Rawtenstall Office To View


Jacksons Bar, 32, Bacup Road, Rossendale, BB4 7ND

**£350,000**

# Jacksons Bar, 32, Bacup Road, Rossendale, BB4 7ND

\*\*\* NEW \*\*\* - POPULAR TOWN CENTRE BAR IN IDEAL LOCATION - Close To All Frequented Amenities, Parking / Bus Station / Food Outlets / Shopping All Nearby, Well Presented & Very Well Maintained Throughout, Scope To Add Living Accommodation Subject To Any Necessary Consents - VIEWING AVAILABLE BY APPOINTMENT ONLY - Contact Us To View



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

Jacksons Bar, Bacup Road, Rawtenstall, Rossendale is an established town centre amenity, with a great position on the corner of a busy turning and set back from the roadside by an expanse of paving often used for outdoor seating. The property is well presented throughout and has been well maintained by the present owner and there is potential scope, subject to any necessary consents, to further increase / develop the living space over.

The property sits in a busy position for lots of passing traffic, while also being on a natural pedestrian route between major town centre amenities too. There are a range of other established businesses attracting walk-in custom all around the premises, while the position of this property itself, a short distance from the main bus station / shopping / eating and parking, all add to its appeal.

Internally, this property briefly comprises:

Ground Floor - Main Room & Bar, Inner Hall, WC, Disabled WC & Changing, Store Room, Side Hallway.

First Floor - Landing off to Function Room space, Kitchen, WC, Utility Room.

Second Floor - Large Office Space with 2x Eaves Stores.

Basement - 3x Basement Areas (See Floorplans)

Perfectly positioned in the heart of Rawtenstall, this property is ideally located for continued use as a bar or could also suit other purposes as required. There is scope to further develop / change the use of upper floor areas too, subject to necessary consents. This is an excellent opportunity to purchase commercial premises in a great position within a town centre growing in popularity.

**Main Room & Bar Area 19'6" x 29'8"**

**Inner Area 6'1" x 11'1"**

**WC**

**Store Room 8'11" x 11'1"**

**Disabled WC & Changing Facilities 4'6" x 7'4"**

**Basement Area 1 14'4" x 15'10"**

**Basement Area 2 5'5" x 19'9"**

**Basement Area 3 6'9" x 10'2"**

**Hallway**

**Landing 4'1" x 7'10"**

**Function Room 19'11" x 15'10"**

**Kitchen 8'6" x 13'6"**

**Utility 6'6" x 10'4"**

**WC 4'1" x 5'4"**

**Attic Room / Large Office 19'4" x 22'5"**

**Agents Notes**

**Disclaimer**

