

Farrow & Farrow

ESTATE & LETTING AGENTS




- Bank Street, Rawtenstall, Rossendale
- Ground Floor Commercial Unit
- Currently Let On Long Lease
- Ideal Tenanted Investment Opportunity
- Great Town Centre Location
- Public Transport Connections Nearby

Siphon, 91, Bank Street, Rossendale, BB4 7QN

£250,000

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Ground floor commercial unit, currently let on a long lease to the present business occupiers. Great town centre location, transport links & public transport nearby. Ideal investment opportunity - contact us for further details.

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.

Bank Street, Rawtenstall, Rossendale is a ground floor commercial unit, offered for sale with an encumbent business tenant in place and on a long lease. Offering a good opportunity to purchase a town centre building in a great spot with excellent passing trade, the property gives easy access to nearby parking, public transport and other road and motorway connections.

Agents Notes

With the respected local business in situ, the property would be a great purchase for a buyer looking to gain a commercial unit in the heart of Rawtenstall which seldom come to the market and to commence receiving a rental return immediately.

Disclaimer

For further details on the current lease etc, please contact our Rawtenstall office.