

# Farrow & Farrow

ESTATE & LETTING AGENTS




- Bank Street, Rawtenstall, Rossendale
- High Street, Ground Floor Commercial Unit
- Established Business Tenant In Situ
- Good Tenanted Investment Opportunity
- Prominent Town Centre Location
- Parking & Public Transport Connections Nearby

**Fresh, 89, Bank Street, Rossendale, BB4 7QN**

**£199,999**  
Offers Over

# Fresh, 89, Bank Street, Rossendale, BB4 7QN

High Street, ground floor commercial space, presently let to the current occupiers - an established deli / cafe business. Excellent 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<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.

Bank Street, Rawtenstall, Rossendale is a high street ground floor commercial / shop unit, offered for sale with a business tenant in situ on a long lease. Providing a great opportunity to acquire a town centre building in a prominent position with excellent passing trade, the property gives easy access to nearby parking, public transport and other road and motorway connections.

## Agents Notes

With the locally renowned local business already in situ, the property would be a good option for a buyer looking to purchase a commercial unit in the heart of Rawtenstall, as these seldom come to the market and of course, to begin receiving a rental return immediately.

## Disclaimer

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