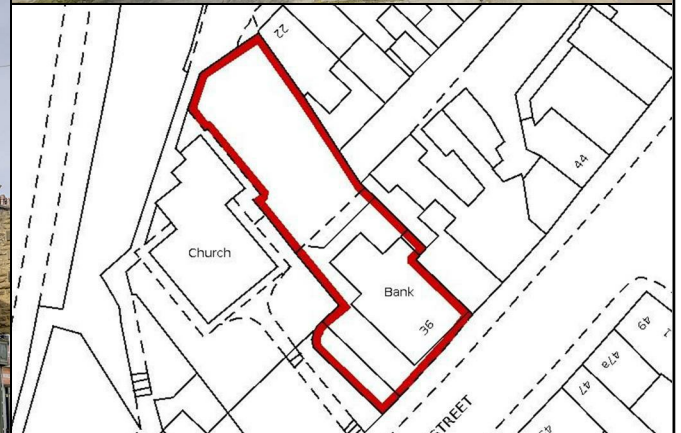




**Farrow & Farrow**  
 ESTATE & LETTING AGENTS



- Bank Street, Rawtenstall, Rossendale
- Prime Position, High Street Commercial Premises
- Iconic Location In The Heart Of Rawtenstall
- Almost 2,500 SqFt In All
- FREEHOLD Commercial Premises WITH PARKING
- Suitable For A Range Of Uses STP
- Transport Links, Amenities & Other Businesses Nearby
- CHAIN FREE - View By Appointment Only

36, Bank Street, Rossendale, BB4 7QW

**£450,000**

Offers In The Region Of



# 36, Bank Street, Rossendale, BB4 7QW

\*\*\* ICONIC, LANDMARK RAWTENSTALL CENTRE POSITION \*\*\* - Commercial Premise WITH PARKING, Formerly Barclays Bank, Prime High Street Location, All Amenities / Bus Station / Parking Nearby - VIEWING ESSENTIAL, Contact Us To View



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 prime, town centre FREEHOLD commercial property, offered for sale with a unique combination of position and space and with PARKING PROVISION INCLUDED (See Title Map In Photos). Amounting to almost 2,500sqft of internal space, the property occupies a landmark position in the street scene and sits within easy walking distance of other local facilities including parking provision, other high street shops, bus stops and Rawtenstall bus station, plus local food / entertainment options and motorway connections too.

Internally, the property briefly comprises a variety of reception / office / business areas, (see floorplans), which could provide ideal accommodation for a range of commercial uses.

For sale both chain and occupier free, the property is a standout unit in the heart of Rawtenstall Town Centre itself, the key hub and main location within Rossendale. Surrounded by a great range of other similar businesses / shops and with those transport links close at hand, there is good passing trade and a great opportunity to make the most of the property's standout setting.

**Entrance Hall 4'10" x 8'2"**

**Area 1 29'9" x 19'7"**

**Area 2 14'6" x 12'10"**

**Area 3 12'10" x 19'2"**

**Understairs Store**

**Store Room 5'1" x 8'2"**

**Rear Hall 20'5" x 9'7"**

**Safe Room 11'0" x 9'11"**

**Store 2 4'1" x 2'11"**

**Landing 8'9" x 9'5"**

**Inner Landing 7'3" x 9'5"**

**Office 1 12'5" x 18'10"**

**Office 2 14'7" x 9'10"**

**Office 3 9'7" x 9'3"**

**Office 4 14'7" x 9'7"**

**Office 5 7'6" x 9'0"**

**2nd Landing**

**Kitchen Area 11'1" x 5'5"**

**WC - Mens**

**WC - Womens**

**Steps & Disabled Lift Access**

**Agents Notes**

**Disclaimer**

