

**45/45A BANK STREET, RAWTENSTALL, ROSSENDALE
BB4 7QN**



2,515 Sq Ft (233.65 Sq M)

- **PRIME TOWN CENTRE INVESTMENT**
- **RARE OPPORTUNITY**
- **IMMACULATE CONDITION THROUGHOUT**
- **FULLY LET AT £36,000 PER ANNUM**



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LOCATION

The premises are situated on Bank Street in Rawtenstall, within the heart of the town centre. The location enables easy access to the M66 and M65 motorways.

Bank Street is the main retailer in Rawtenstall town centre and other occupiers in the vicinity include Boots; Greggs, and a number of local independent traders. Adjacent to the premises is the newly developed bus station. The street is known for its charming character, with various shops, restaurants and businesses, making it a vibrant part of the town's community.

DESCRIPTION

The stone-built, end terraced property provides three separate premises with two long established commercial users on the ground floor, as well as a spacious residential apartment on the upper floors.

45A Bank Street – Bank Street News

- The property comprises of a ground floor retail unit which has been trading as Bank Street News for some time.
- The premises have the benefit of plenty of passing footfall, being only yards away from the town's bus station.
- Internally, the property consists of an open plan retail area with WC and kitchenette to the rear.

45 Bank Street – Scentish Ltd

- This gable end, retail premises benefits from a return frontage to both Bank Street and Kay Street.
- It has been occupied by Scentish since 2019.
- The property benefits from an electric security roller shutter; gas-fired central heating, and high spec decor throughout.
- To the rear of the premises, a kitchenette and WC are insitu, together with a stone staircase to a spacious basement, ideal for further storage.

Flat 1, Bank Street

- This two-storey apartment is accessed via Kay Street, with storage/lobby area to the ground floor.
- At first floor level, the premises has a large, new open plan kitchen/dining room with a breakfast bar island.
- The kitchen provides integral dishwasher; fridge freezer and oven, together with a sink and drainer.

- A two-piece sofa is in place within the living area, together with modern furniture and tv wall connection.

First Floor:

Bedroom 1 – fitted wardrobes; carpet; vanity unit; double bed with bedside tables; LED spotlights.

Bedroom 2 – fitted wardrobes; carpeted; double bed; bedside tables; LED spotlights.

Bathroom 1 – central heated towel rail with dual flush WC; pedestal wash basin; shower unit; laminate flooring and LED spotlights.

Second Floor:

Bedroom 3 – carpeted; bedside units; walk-in wardrobe with fitted drawers and vanity unit.

Bathroom 2 – central heated towel rail; panel bath with direct feed to shower; vanity top; hand basin; dual flush WC.

- The property has UPVC windows throughout; a fully fitted alarm system and a Hikvision CCTV system and a combi gas boiler.

ACCOMMODATION

45A Bank Street – Bank Street News

	M Sq	Sq Ft
Total Area	39.4	424

45 Bank Street – Scentish Ltd

	M Sq	Sq Ft
Total Area	96.7	1,040

Flat 1, Bank Street

	M Sq	Sq Ft
Kitchen/living room	37.11	399.44
Bed 1	11.66	125.50
Bed 2	14.20	152.84
Bathroom	4.51	48.54
Bed 3	25.86	278.35
Bathroom	4.36	46.93
Total Area	97.70	1,051.63

(Measurements to be confirmed)



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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PRICE

Offers in the region of £480,000. This reflects a net reversionary yield of 7.17%.

TENURE

Freehold.

RATES

45A – Rateable Value £9,100 per annum.
45 - Rateable Value £11,000 per annum.

LEGAL FEES

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

Rents, where quoted, are exclusive of, but may be subject to, VAT at the prevailing rate. We are advised that the transaction will be treated as a transfer of going concern (TOGC).

VIEWING

Strictly by appointment with the Sole Agent:
NOLAN REDSHAW

Contact : Jonathan Pickles
Tel : 0161 763 0825
Email : jonathan@nolanredshaw.co.uk



ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

TENANCY SCHEDULE

Demise	Tenant	Status	Size (Sq M)	Rent (PA)	Start	Term	Review	Break Date
45A	Bank Street News	Let	39.4	£10,000	2021		2024	None
45	Scentish Ltd	Let	96.7	£14,000	21 st April 2021	5 year lease (2026)	N/A	None
Flat 1	Not applicable	Let	97.7	£12,000	January 2024	S T A	N/A	N/A





