

## **SUITE 3, ST. MARY'S CHAMBERS, HASLINGDEN ROAD, RAWTENSTALL, BB4 6QX**



**1,125 Sq Ft (104.51 Sq M)**

- **EXCELLENT MODERN OFFICES**
- **LANDMARK GRADE II LISTED BUILDING**
- **FULLY MODERNISED, FLEXIBLE LAYOUT**
- **PERSONNEL LIFT**



**0161 763 0828**



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## LOCATION

St Mary's Chambers is situated fronting Haslingden Road, the A681, close to the end of the A56 Edenfield bypass. The property, therefore, has excellent connectivity to the M66, M60 and national motorway network.

It is also well placed for the town centre shopping amenities of Rawtenstall, which are within walking distance.

## DESCRIPTION

St Mary's Chambers is a landmark listed building, originally built in 1857 and fully refurbished to create modern offices.

It has all the benefits of a character building, but with a modern specification, including a lift, air handling, excellent amenities and flexible layouts, with both cellular and open plan accommodation.

There is Cat II lighting and skirting trunking. The suite is located on the first floor. Conference facilities are available, on the ground floor, during normal working hours.

## ACCOMMODATION

<b>Total Area</b>	<b>1,125 Sq. Ft.</b>	<b>104.51 Sq M</b>
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(Measurements to be confirmed)

## RENTAL

£16,500 per annum.

## SERVICE CHARGE

There is a service charge levied to cover maintenance of the common areas, currently £1,238.52 per annum.

## BUILDINGS INSURANCE

The buildings insurance is currently £853.80 per annum.

## LEGAL FEES

Each party to be responsible for their own legal fees.



## RATES

The premises have a rateable value of £6,800 per annum, this is below the threshold of small business rate relief, however it is the prospective tenants responsibility to ensure that this rate relief applies to themselves.

## VAT

Rents, where quoted, are exclusive of, but may be liable to, VAT.

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## VIEWING

Strictly by appointment with the sole agents.

## NOLAN REDSHAW

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## ANTI-MONEY LAUNDERING REGULATIONS

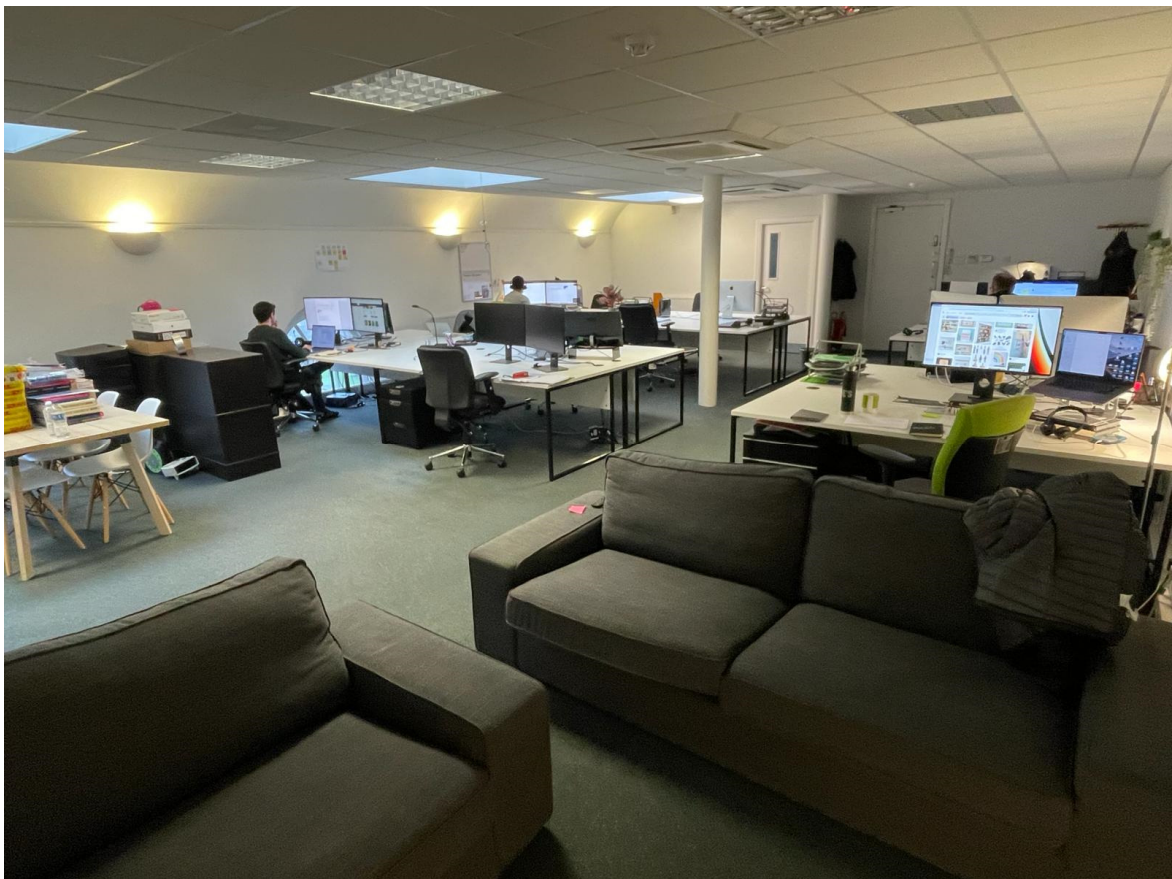
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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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Property

# Suite 3 St Marys Chambers, Haslingden Road, Rossendale, Lancs, BB4 6QX

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## Valuation

Current rateable value (1 April 2023 to present)

£6,800

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

## Valuations for this property

Valuations <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£6,800
<b>PREVIOUS</b> <a href="#">1 April 2017 to 31 March 2023</a>	1 April 2017	£5,600

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## Help with current valuation