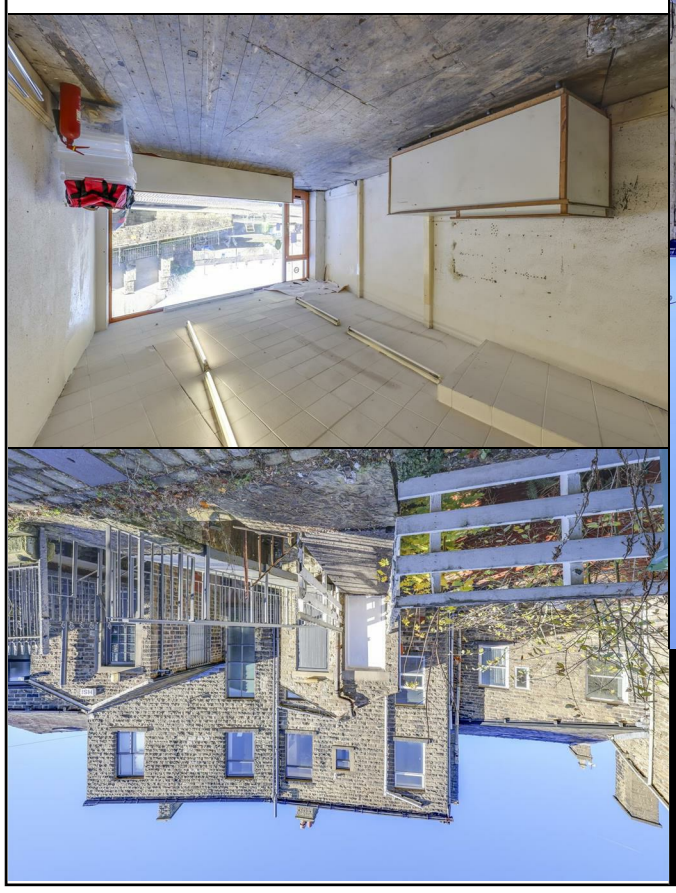
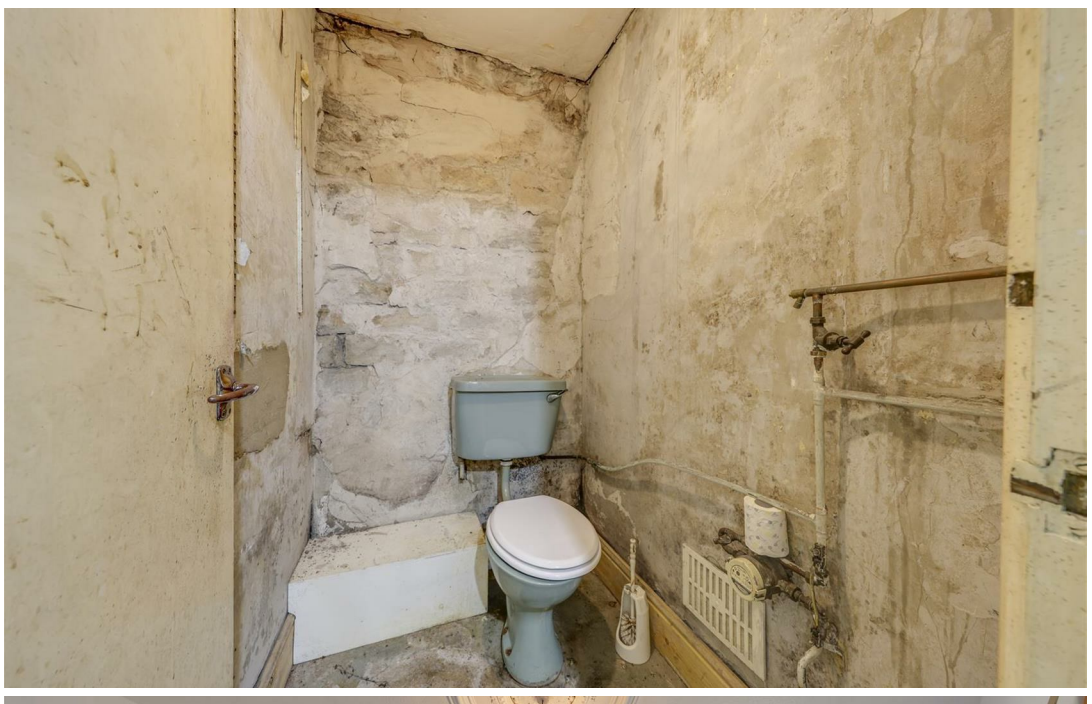
56D-56E, Bank Street, Rossendale, BB4 8DY

£275,000
Offers Over













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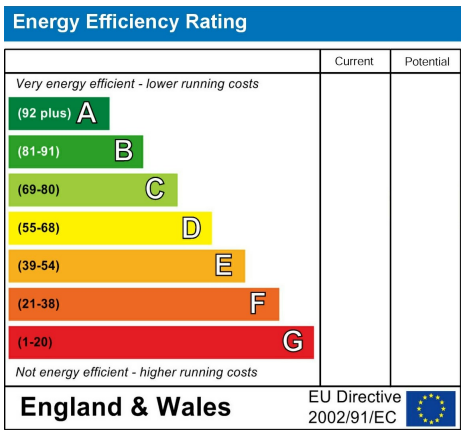
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*** NEW *** - PRIME TOWN CENTRE LOCATION, 5 STOREY PREMISES - Basement / Ground Floor & 3 Upper Floors - Perfect Option For Mixed Use Potential, Rear Access To 1st Floor, Requires Full Renovation - Vacant & Chain Free - Contact Us NOW To View.







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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 5-Storey high street premises, right in the heart of Rawtenstall, brought to the market for the first time in many years. Occupying a great position on the town's main street, the property amounts to almost 2,300sqft in all of internal space. The property is within easy walking distance of other local facilities including parking provision, a variety of other high street premises, bus stops and Rawtenstall bus station, plus local food / entertainment options and even motorway connections too.

Laid out over multiple levels, comprising Basement / Ground / 1st / 2nd / 3rd floors, the premises has rear access to the 1st floor, ground floor high street frontage, a small rear yard and basement storage space too. As such, it could also provide ideal potential for mixed usage, subject to any necessary permissions.

For sale both CHAIN FREE and occupier free, the property is a standout opportunity in the heart of Rawtenstall Town Centre, itself the key hub and epicentre of Rossendale. Surrounded by all one would expect within a bustling and popular town centre, the property offers good passing trade too and is a great opportunity to make the most of an excellent setting.

Shop Floor 34'0" x 15'7"

Kitchen Area 5'9" x 3'11"

WC 5'4" x 3'11"

Basement 34'0" x 10'6"

Landing 6'3" x 13'1"

Room 1 13'6" x 12'5"

Room 2 17'2" x 15'8"

Rear Hall

2nd Landing 6'2" x 12'6"

Room 3 17'2" x 14'10"

Room 4 13'6" x 12'7"

3rd Landing 5'7" x 12'4"

Room 5 10'11" x 13'3"

Bathroom 6'8" x 11'3"

Rear Yard

Agents Notes

Disclaimer



