

Farrow & Farrow

ESTATE & LETTING AGENTS



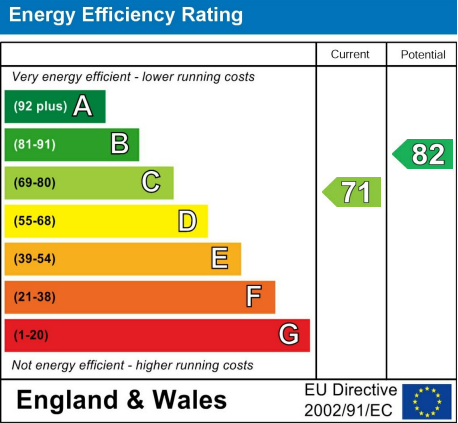
- Bank Street, Rawtenstall, Rossendale
- Ground Floor Shop Unit
- Corner Position In Busy Town Centre
- Positioned In The Heart Of Rawtenstall
- Windows To Front & Side
- Main Shop Floor, Kitchen & WC
- AVAILABLE NOW
- Contact Us To View

60a, Bank Street, Rossendale, BB4 8DY

£550 PCM
PCM

60a, Bank Street, Rossendale, BB4 8DY

GROUND FLOOR SHOP PREMISES, AVAILABLE AUGUST 2025 - Busy Main Road Position, Good Footfall & Passing Vehicle Traffic, Central Location Within Rawtenstall's Main Shopping Zone, Public Transport / Commuter Routes / All Local Amenities Nearby - CONTACT US TO VIEW!!!



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 ground floor commercial shop premises, centrally located in the heart of Rawtenstall's main shopping area and enjoying good passing trade, both on foot and from vehicles. Close to public transport links and commuter routes, this property has a corner setting in a prime position and is AVAILABLE NO TO RENT SOON- subject to all usual necessary consents, deposit & references.

Internally, the property briefly comprises a Main Shop Floor, with a Kitchen and WC to the rear. There are windows to 2 aspects - front & side.

Bank Street is Rawtenstall's main shopping street and sits just moments from the town's new bus station including stops for the express bus service to Manchester City Centre. Motorway links to the M66/M60/M65 network and beyond, are also just minutes away, while popular local schools and a full range of amenities are also nearby.

* 3 Year Lease Term, 25% insurance contribution being fixed at £252 pa for the term of the lease.

* Bank Street, Rawtenstall, Rossendale * Ground Floor Shop Premises * Central Rawtenstall Location * Convenient For A Variety Of Transport Connections * AVAILABLE TO VIEW NOW BY APPOINTMENT ONLY

Shop Floor 35'2" x 6'6"

Kitchen Area 4'5" x 5'9"

WC

Agents Notes Rental

Disclaimer