Farrow & Farrow
ESTATE & LETTING AGENTS
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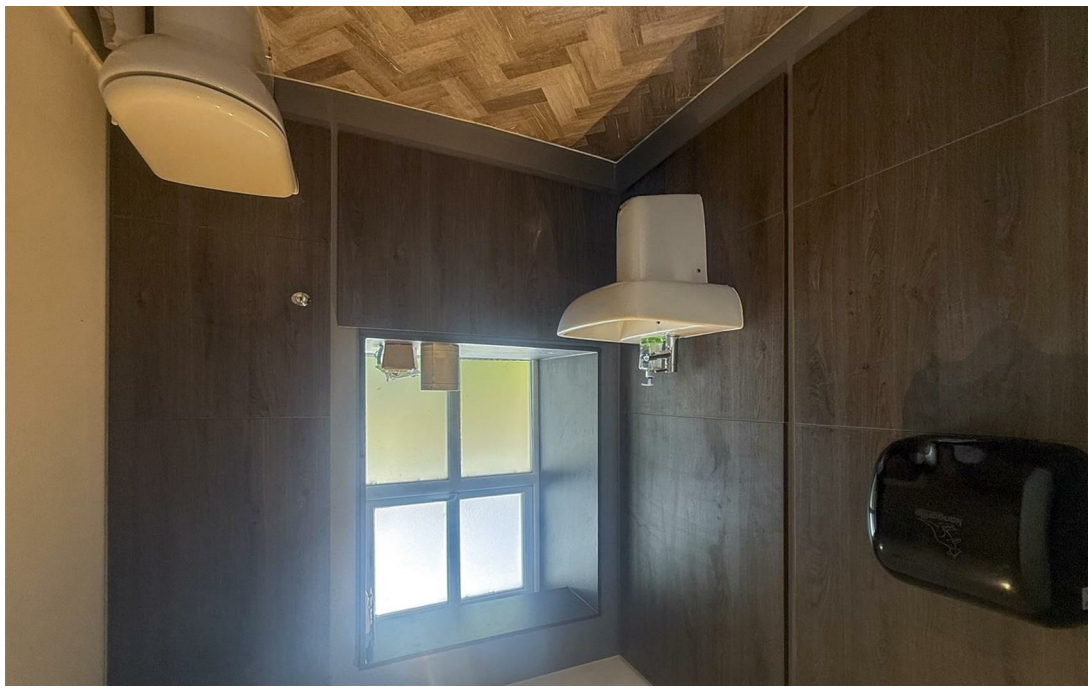

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- Bank Street, Rawtenstall, Rossendale
- 3 Storey Stone Property
- Town Centre, Main High Street Location
- Potential to Split (Subject to LAPC)
- FOR SALE WITH NO CHAIN DELAY
- Viewing Highly Recommended
- FREEHOLD
- Contact Us NOW To View - By Appointment Only

63, Bank Street, Rossendale, BB4 7QN

£250,000
Offers Over

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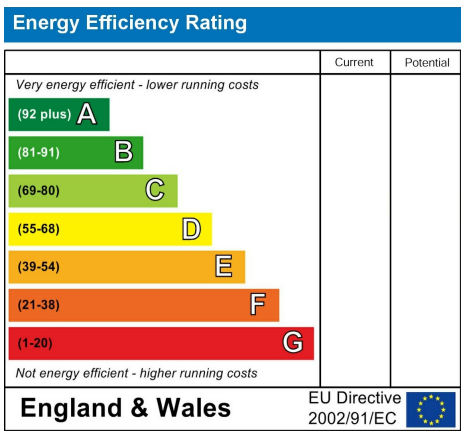
*** HIGH STREET SHOP IN PRIME, RAWTENSTALL CENTRE POSITION *** - 3 Storey Commercial Premises, Potential Opportunity To Split Into Shop & Residential. Main Road Town Centre Location, All Amenities / Bus Station / Parking Nearby - NO CHAIN - VIEWING ESSENTIAL - Contact Us To View, By Appointment Only



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 prime, town centre FREEHOLD commercial property, offered for sale occupying a great position within Rawtenstall town centre. Amounting to over 1,800sqft of internal space, the premises are laid out over three storeys. The property is within easy walking distance of other local facilities including parking provision, a variety other high street shops, bus stops and Rawtenstall bus station, plus local food / entertainment options and motorway connections too.

Internally, the property briefly comprises - Shop floor, Rear office, store and WC. First Floor Landing, Office 2, Kitchenette/Utility, WC. Second Floor, Attic Room 1 & 2. (We understand to the rear is a yard area which has not been accessed).

For sale both CHAIN FREE 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 all one would expect within a bustling and popular town centre, the property offers good passing trade and a great opportunity to make the most of an excellent setting.

Shop Floor 21'10" x 13'1"

Inner Hall 6'4" x 3'5"

Office 8'11" x 13'1"

Store Room 5'8" x 3'8"

WC 2'10" x 4'8"

Landing 13'4" x 3'3"

Office 2 17'3" x 17'10"

Kitchen / Storage/ Utility 17'1" x 14'2"

WC 5'9" x 7'5"

Attic Room 1 17'9" x 18'4"

Attic Room 2 18'4" x 17'10"

Agents Notes

Disclaimer