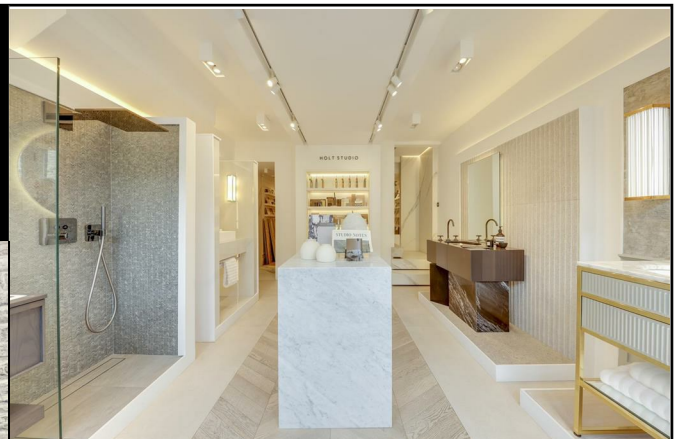


Farrow & Farrow

ESTATE & LETTING AGENTS



- Kay Street, Rawtenstall, Rossendale
- High Street Shop Premises To Let
- Accommodation Over 4 Floors
- Very Well Presented
- Gas Combi-Boiler
- Ideally Positioned In The Heart Of Rawtenstall
- VIEWINGS STRICTLY BY APPOINTMENT ONLY
- CONTACT US TO VIEW


28, Kay Street, Rossendale, BB4 7LS

£1,750

28, Kay Street, Rossendale, BB4 7LS

*** HIGH STREET SHOP UNIT TO LET - EXCELLENT CONDITION, PERFECTLY SITUATED OPPOSITE IN RAWTENSTALL CENTRE *** Accommodation Over 4 Floors, Gas Combi-Boiler Heating, Excellent Position Near Other Essential Amenities, Ideal For a Variety Of Purposes - CALL US EXCLUSIVELY TO VIEW



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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.

Kay Street, Rawtenstall, Rossendale is a 4 floor, high street shop unit available for rent. Situated in the centre of Rawtenstall, close to a range of essential amenities and perfectly position opposite Rawtenstall's main regeneration project.

Well maintained and well presented too, this property offers excellent potential and also benefits, unusually, form gas combi-boiler heating.

Suitable for a variety of potential uses, this property will be available to let soon and early viewing / interest is highly recommended in order to avoid missing out.

* High Street Shop Premises Over 4 Floors * Central Rawtenstall Location * Ideally Positioned Near Essential Amenitie

Shop Floor 29'7" x 13'0"

Store Room 9'3" x 6'1"

First Floor Office 1 17'1" x 13'0"

First Floor Office 2 12'0" x 8'4"

Kitchenette 7'2" x 4'2"

WC 4'4" x 4'4"

Attic Store Room 20'3" x 13'0"

Basement Store 16'3" x 13'1"

1 Parking Space

Agents Notes Rental

Disclaimer

