

# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Crawshawbooth, Rossendale
- Main Road, High Street Office Premises
- 2 Storey Accommodation - Ground & 1st Floor
- Village Centre Position
- Rawtenstall Town Centre Within Moments
- Potentially Suit Varied Uses, Subject To Planning
- VIEWING BY APPOINTMENT ONLY
- Contact Us NOW To View

596, Burnley Road, Rossendale, BB4 8AJ

**£125,000**



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\*\*\* NEW \*\*\* - 2-Storey Office Premises In Main Road Village Centre Position, Public Transport & Parking Nearby, Accommodation over Ground & 1st Floors, Potential For Conversion Subject To Planning, Rawtenstall Town Centre Just Moments Away, Road & Motorway Links To Burnley / Manchester / Preston Within Easy Reach - CONTACT US NOW TO VIEW



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

Burnley Road, Crawshawbooth, Rossendale is high street commercial premises, with office accommodation over ground & first floors. Subject to planning, the property could also potentially be suitable for change of use to residential.

Internally, the property offers office space to both ground and first floors, with kitchenette provision and a separate WC too. Overall, accommodation is just under 50m2.

Set in a popular location, the property is positioned in Crawshawbooth centre, just a few minutes from both Rawtenstall and Burnley. Motorway and public transport connections are each within easy reach, while a great range of local amenities is close by in Crawshawbooth itself and comprehensive facilities throughout Rossendale as a whole.

Ground Floor Office Space 18'1" x 14'8"

1st Floor Office Space 18'3" x 14'9"

WC 3'10" x 5'1"

Store 2'6" x 5'2"

Agents Notes

Disclaimer

