



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Bank Street, Rawtenstall, Rossendale
- Prominent Town Centre Position, 3 Storey Property
- PRIOR APPROVAL FOR 4x 1 BED APARTS & GRND FLR RETAIL
- Well Maintained & Suitable For a Variety of Purposes
- Rare Opportunity Of An Iconic Town Centre Building
- Open Plan Grnd Floor Showroom with Air Conditioning
- Upper Floors Ideal Various Uses If Required
- Freehold Property In Town Centre Setting

3a, Bank Street, Rossendale, BB4 6QS

£300,000  
Offers Over

# 3a, Bank Street, Rossendale, BB4 6QS

A RARE OPPORTUNITY TO OWN AN ICONIC, TOWN CENTRE COMMERCIAL BUILDING WITH PRIOR APPROVAL FOR 4x 1 BED APARTMENTS & GROUND FLOOR RETAIL SPACE - Ideal For Variety Of Uses, Appreciating Location, Great Outlook, Excellent Town Centre Position etc, SUPERB RETAINED ARCHITECTURAL FEATURES IN & OUT - A Standout Landmark Premises - CONTACT US NOW TO VIEW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 accepted. 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.

\*\*\* Details Of Planning Approval - Rossendale Borough Council, Ref 2024/0448 \*\*\*

A rare opportunity to acquire one of Rossendale's iconic town centre buildings, WITH PRIOR APPROVAL FOR CONVERSION OF UPPER FLOORS TO APARTMENTS IF DESIRED, offering stunning period features to the exterior architecture. Typical of outstanding 1930s construction, the building has been sympathetically upgraded and as such, is considered one of the best examples and combinations of high street premises with excellent modern interiors present in Rawtenstall today.

Built in 1932, this three storey stone built commercial property occupies a superb position, with expansive display windows fronting directly on to the towns busiest roadway. Situated at No 3. Bank Street and facing St. Marys Way, the building benefits from replacement uPVC double glazed windows, replaced by renowned window manufacturers Crittall, to be indistinguishable from those they originally fitted, yet offering all the benefits of energy efficient modern units.

Internally, many original internal features are retained, including grand and ornate feature staircases with large open plan spaces perfect for retail or leisure uses. Extending over all three floors, accommodation includes various areas as per the floor plans contained within our listing and laid out over ground, first and second floors.

Our client has owned and maintained the building to an excellent standard and as a result, the premises are suitable for immediate use subject to a purchasers requirements, while there is significant scope for further development to suit a variety of uses, such as leisure, catering or retail, (subject to any necessary consents of course).

**Shop Floor 19'8" x 27'10"**

**Rear Office 23'2" x 12'5"**

**WC / Kitchenette 9'11" x 5'3"**

**Rear Entrance Hall**

**Hall**

**Landing 17'3" x 14'3"**

**Entrance Hall 5'7" x 14'2"**

**Office 1 28'1" x 17'11"**

**Office 9'0" x 21'2"**

**WC 5'3" x 6'6"**

**2nd Floor Main Office 46'0" x 27'4"**

**Agents Notes**

**Disclaimer**

