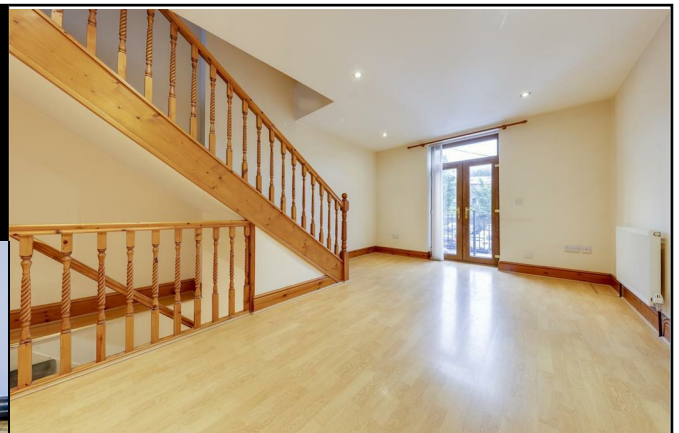




Farrow & Farrow

ESTATE & LETTING AGENTS



- Kay Street, Rawtenstall, Rossendale
- Group Floor Shop AND 2 Bedroom Apartment
- Prominent High Street Position
- Apartment to 1st & 2nd Flr, Separate Rear Entrance
- Separate, Mixed Use Investment Property
- Apartment Rental Income £750pcm
- Shop Premises Tenant In Situ
- VIEW BY APPOINTMENT ONLY

24 & 24A, Kay Street, Rossendale, BB4 7LS

£210,000

24 & 24A, Kay Street, Rossendale, BB4 7LS

*** NEW *** - IDEAL SHOP & APARTMENT, MIXED USE HIGH STREET PROPERTY IN PROMINENT TOWN CENTRE LOCATION - 2 Bedroom Apartment Over, Ground Floor Shop Premises. Close To Bus Station / Post Office / Etc, Offered For Sale As A Whole - A RARE TOWN CENTRE MIXED USE PURCHASE OPPORTUNITY GENERATING A GOOD YIELD - Viewing By Appointment Only



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 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 mixed use investment opportunity, comprising a ground floor shop premises, together with a 2 bedroom apartment, arranged over the first and second floors. Understood to be Freehold, the premises are offered for sale as a whole, this is a good opportunity with a tenant already in situ in the shop paying £11k per annum and the rental income from the apartment over to generate £750pcm.

Internally, the property is well maintained and in the commercial element, briefly comprises:: Ground floor shop premises, kitchenette, WC and basement storage. The 2 bedroom duplex apartment over briefly comprises: Separate rear entrance, first floor open plan living with Balcony, kitchen, WC and bedroom 2, second floor landing with store off to bedroom 1 and bathroom.

Situated in the centre of Rawtenstall, close to a range of essential amenities and perfectly positioned opposite Rawtenstall's main regeneration project, the property is also just a few metres from Rawtenstall bus station, post office, banks, shops and dining / entertaining options.

Ground Floor

Shop Floor

Kitchenette

WC

Basement Storage

First Floor Duplex Apartment

Open Plan Living 27'11" x 11'9"

Balcony

Kitchen 5'5" x 8'8"

Bedroom 2 9'8" x 12'11"

WC 3'4" x 7'3"

Second Floor Landing

Bedroom 1 14'1" x 11'7"

Bathroom 10'2" x 8'4"

Store

Agents Notes

Disclaimer

