



**Farrow & Farrow**  
ESTATE & LETTING AGENTS




538, Burnley Road, Rossendale, BB4 8NE

**£750 PCM**  
PCM

# 538, Burnley Road, Rossendale, BB4 8NE

\*\*\* INTRODUCTORY RENT £750pcm FOR 6 MONTHS - £1,000pcm THEREAFTER \*\*\*  
 Superb Suite of Commercial Spaces In Crawshawbooth Village Centre - AVAILABLE NOW!!! Finished To A Very High Standard, Suitable For A Variety Of Uses, Kitchen, 2x WC, Main Road Position, 'State of the Art' CCTV & alarm system fitted. Local Amenities Nearby, Set Within The Village Centre With Parking & Public Transport Links Very Close By - CONTACT US 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 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 a fantastic suite of commercial spaces, well laid out over Ground & First Floors. Set within the heart of Crawshawbooth Village Centre, the premises are maintained and presented to a high standard throughout. In addition to the main area, there is also a kitchen and 2 WCs, one on each floor, plus some storage too. The property would lend itself to a variety of uses and is AVAILABLE TO LET NOW.

Internally, the property briefly comprises: Entrance Hall, Main Area, Area 2, Kitchen, Stores and WC, first floor Landing off to Areas 3 & 4, Store and WC.

Positioned in the centre of Crawshawbooth, the property is conveniently located for parking and public transport links, while also being close to other existing businesses and amenities. Rawtenstall centre is within just a few minutes, while Motorway links to the M65/M66/M60/M62 network are also easily reached.

\* Suite of 4 Offices, Kitchen, Stores & 2x WCs \* Well Maintained & Presented Throughout Ideally Suited To A Variety Of Uses \* Conveniently Located \* AVAILABLE TO LET NOW

## Hall

**Main Area 32'4" x 12'9"**

**Area 2 10'0" x 6'10"**

**Kitchen 5'7" x 9'8"**

## Store

**WC 5'7" x 2'9"**

## First Floor

### Landing

**Area 3 16'2" x 13'3"**

**Area 4 15'10" x 16'6"**

## Store

**WC 6'6" x 5'1"**

## Agents Notes Rental

## Disclaimer

