



16 Burnley Road East, Rossendale, BB4 9AF

£400 Per Month

405.00 sq ft





## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Details

Amco Commercial are pleased to offer this ground-floor and basement takeaway premises available to rent.

The property consists of a customer area to the front of the property, a prep area, and a kitchen to the rear, as well as a spacious basement for additional storage.

The property measures a total of 405 sqft on the ground floor along with additional space in the basement.

Located on Burnley Road East, which is the main street in Waterfoot, near the junction with Bacup Road, this property benefits from a high level of vehicular and pedestrian passing trade and free on-street parking. The property is surrounded by a large number of local business.

The unit's rateable value is £4,350 meaning qualifying businesses will benefit from zero rates bills.

These particulars are only a guide. They are not exact or guaranteed. The property is offered subject to contract.

EPC rating: D (80)

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



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