

Prime Retail Opportunity - To Let

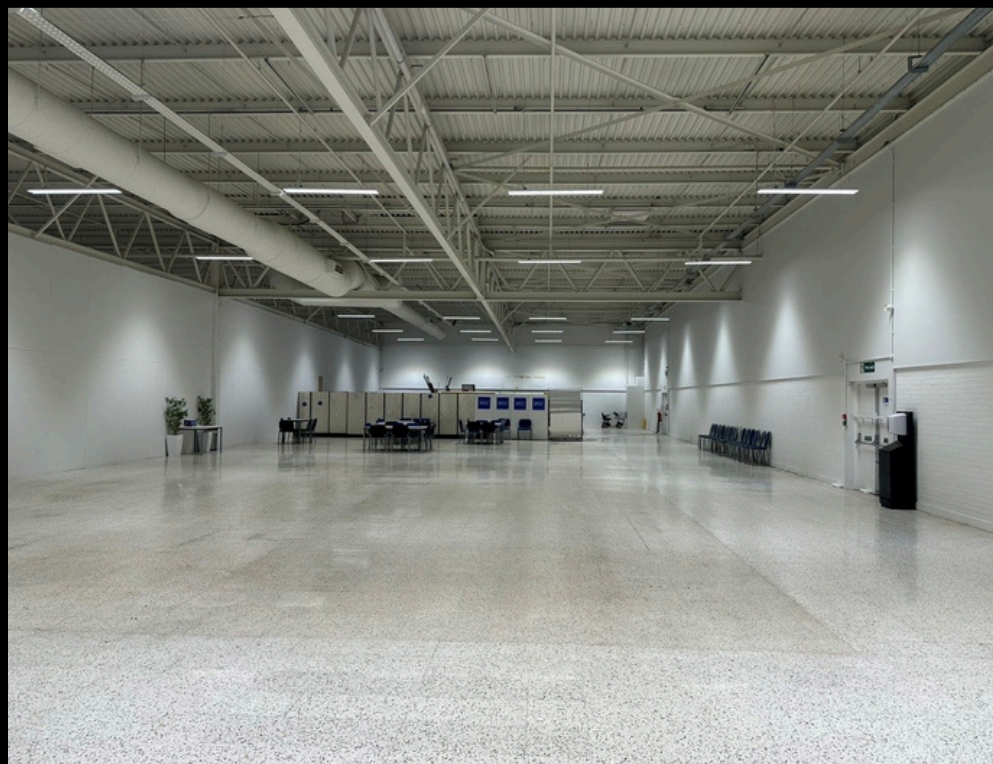
Bocholt Way, Rawtenstall, Lancashire, BB4 6DB

Immediately Adjacent to Tesco Superstore



Proposed Unit Entrance





KEY POINTS:

- Rawtenstall is a vibrant town in the borough of Rossendale, with a population of 90,018 within a 15 minute drive time. The subject site is situated on Bocholt way, just off the A682 the site has great transport links to the M65.
- The unit is immediately adjacent to c.31,000 sqft Tesco Superstore and benefits from direct frontage onto a 344-space surface car park. Within the Tesco Superstore is also a Costa and Timpsons.
- Nearby operators include B&M, Aldi, Lidl and Thrive Gym.

ACCOMMODATION:

The property is to be arranged over ground floor, comprising the following approximate area:

Ground Floor: 8,400 sq ft 780 sq m

TERMS:

The property is available on new lease terms to be agreed.

RENT:

£125,000 PAX.

BUSINESS RATES:

The property is to be assessed following subdivision works.

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

EPC:

Rating C-67

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

Josh Howe

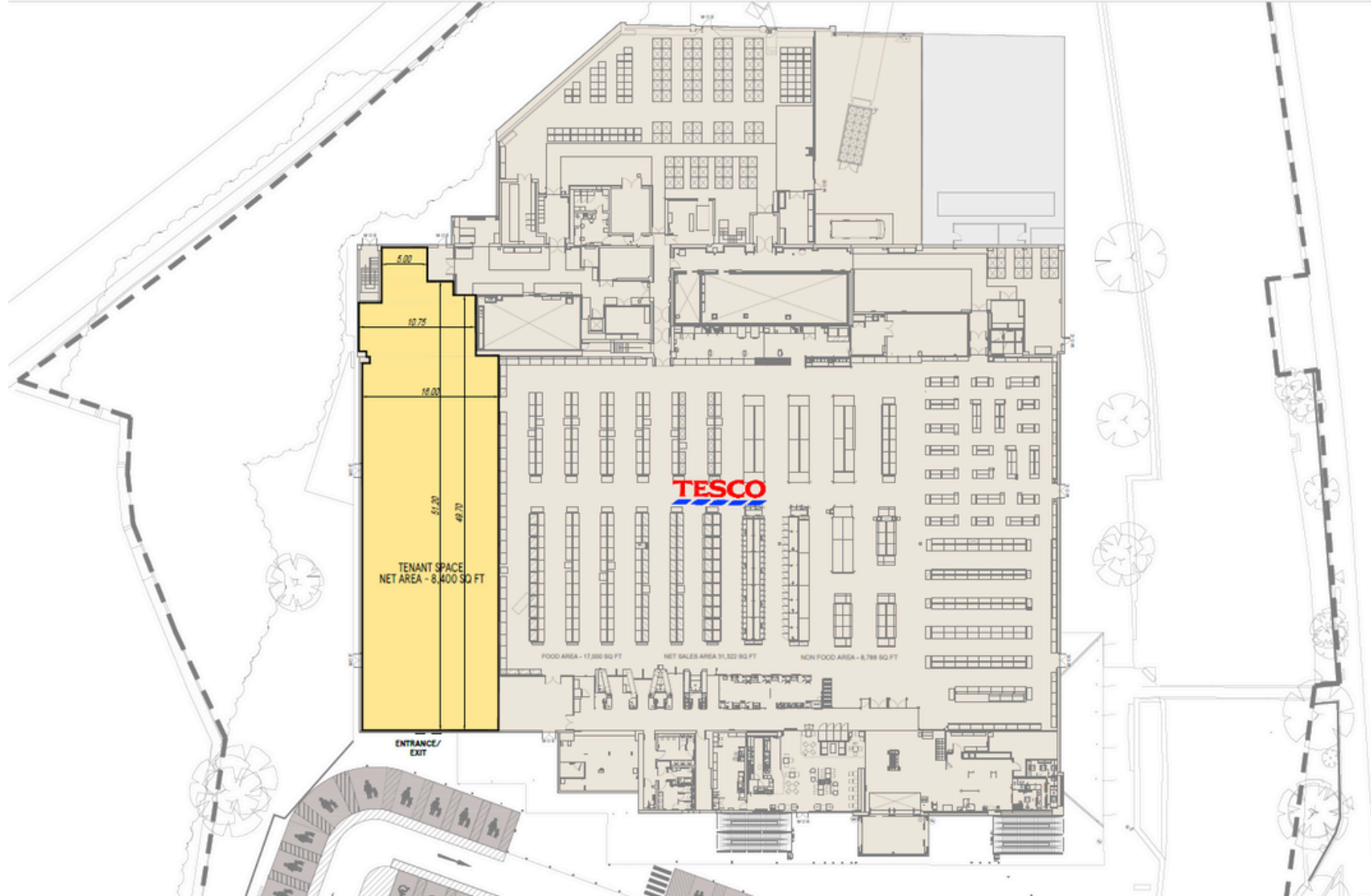
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October 2025

