

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**47 BANK STREET
RAWTENSTALL
BB4 7QN**

- Prominent corner position facing Bank Street at its junction with Grange Crescent.
- Ground floor sales 805 Sq. Ft.
- Basement and rear yard.

LOCATION

Bank Street is the main retail thoroughfare through Rawtenstall town centre, which has enjoyed a significant amount of investment over the last few years and is renowned for its selection of speciality shops, cafes and Market. Bank Street is a tourist destination via the East Lancashire Railway, which runs directly adjacent to the Town Centre. Adjoining retailers include Greggs, TSB and Boots.

DESCRIPTION

Occupying a prominent corner position with double frontage to Bank Street at its junction with Grange Crescent. The ground floor is self-contained with kitchen and WC, within a building of traditional construction with a basement and rear yard, with access off Kay Street.

ACCOMMODATION

Ground Floor

Sales	805 sq. ft.
Basement	

SERVICES

All mains services are available with the exception of gas. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property is assessed for rating purposes as having a rateable value of £15,250.

PLANNING

The immediate past use falls within Class E covering general retail premises, financial and professional services. Applicants should satisfy themselves that their proposed use is acceptable to the local authority by contacting Rossendale Borough Council on 01706 217777.

LEASE

A minimum period of five years on an internal repairing and insuring basis.

RENTAL

£16,500 PER ANNUM

VAT

VAT will be charged on the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Certificate confirms the property's energy rating of D (76). A copy of the certificate is available upon request.

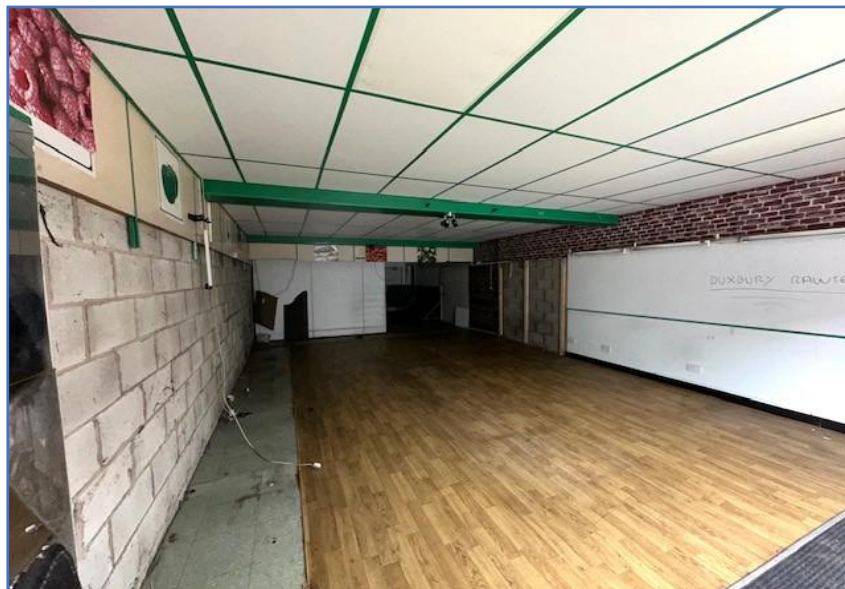
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2609.13805 Email caroline@tdawson.co.uk





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