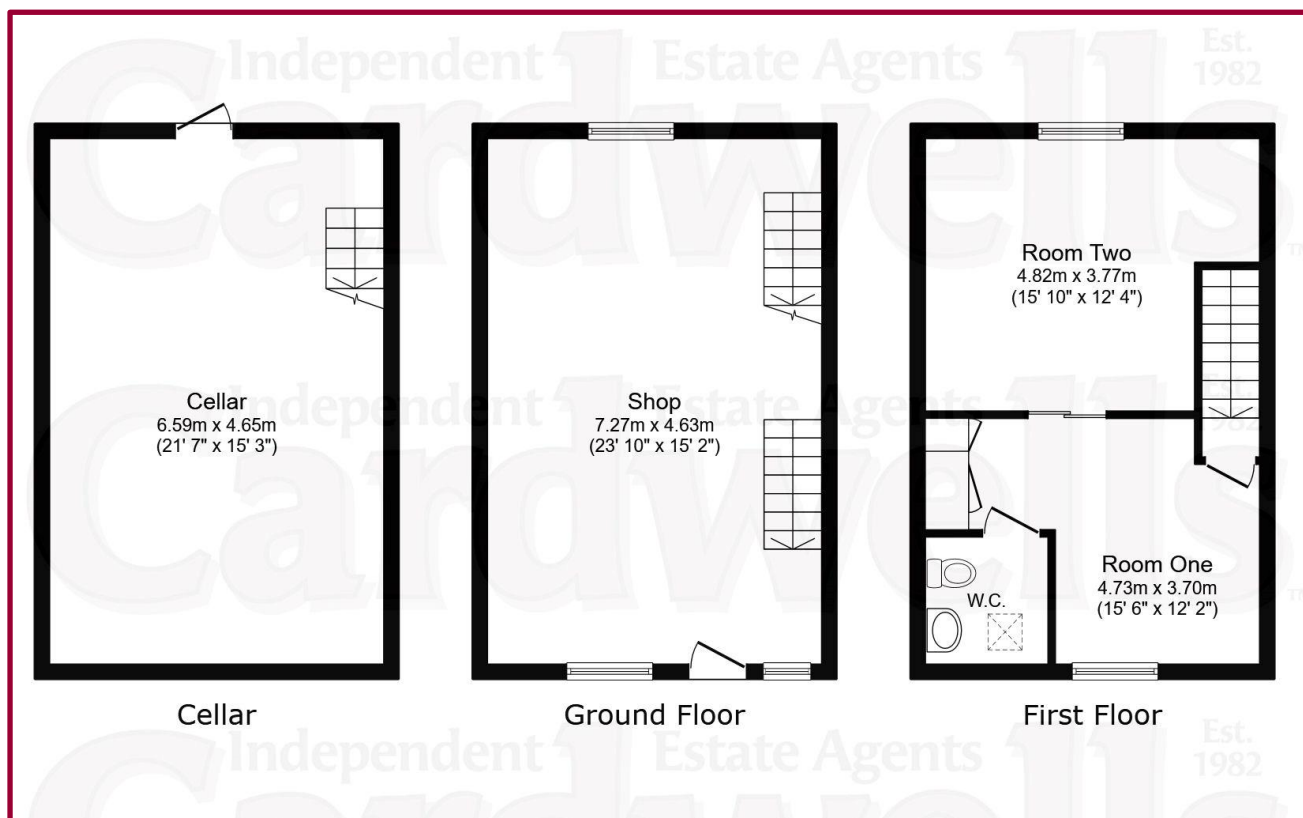




Disclaime This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

BURNLEY ROAD EAST, ROSSENDALE, BB4 9DF



- 3 level commercial property
- Circa 1,033 sq ft / 96 sq meters
- Offered in a shell like condition
- Competitive rent & rent free period
- Ideal to design to own business needs
- Consistently popular location
- No gas, just electricity, partial DG
- EPC details to follow



Monthly Rental Of £500

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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A three level commercial premises that extends to around 1,033 ft.² / 96 m² positioned in a superb location that may suit a variety of businesses and uses subject to any relevant permissions. The property is offered to the market in an almost shell like condition so that it can be modified by the incoming tenant to suit their own business needs. The landlord is offering the property at a competitive monthly rent of just £500 and a three month rent free period to allow time and resources for the improvement of the premises. The minimum term total length of an agreement is 12 months but of course a longer term would also be welcomed. As can be seen from the photographs and the walk-through viewing video the property does require works to begin trading from. For example we are advised that there is mains power supply which currently only serves one working socket. This property is notably bigger than some of the other commercial spaces in the neighbourhood and really does offer superb space in this wonderful location. We understand that the upper floor of the property was once a residential space, but are advised that the whole property is now classed as commercial rather than part residential. A search in August 2026 shows that the rateable value for this address is £3,900 and it is likely this will increase when the upper level is assessed too. Even with this potential growth it is quite likely that the building will still be suitable for small business rates relief depending on the tenants circumstances. This is a superb opportunity to take advantage of a rent free period, a competitive rent per square foot price and modify a commercial business premises to your own taste and specifications, perhaps for the long term. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointments can be arranged by calling: Cardwells Commercial Estate Agents Bury on 01617611215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance level 23' 10" x 15' 2" (7.275m x 4.632m) UPVC window to the rear, timber boarded walls, exposed timber floorboards. Ceiling lights which are currently operated from a plug.

Cellar 21' 8" x 15' 3" (6.599m x 4.656m) Timber stairs serve the cellar from the entrance level. There is a rear access door.

First Floor 9' 7" x 15' 6" (2.931m x 4.735m) Measured to the absolute maximum points into the storage/shower area, single glazed window to the front.

WC/washroom 5' 7" x 5' 9" (1.706m x 1.762m) A two piece suite comprising WC and WB.

Room Two 15' 10" x 12' 5" (4.828m x 3.776m) Measured at maximum points, UPVC window to the rear.

Viewings In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointments can be arranged by calling: Cardwells Commercial Estate Agents Bury on 01617611215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk. There is only power on the entrance level so we encourage all viewers to bring a torch and be careful when viewing as parts of the floor are damaged and there is little light.

Lease Terms We understand the landlord will accept a 12 month lease and is negotiable on terms, each party would be liable for their own legal costs associated with a lease.

Credit Check Fee If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

