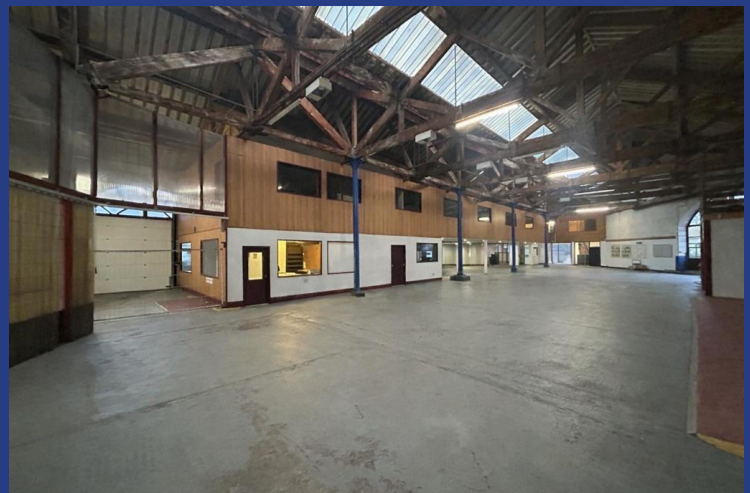


TO LET

Rossford House, Bury Road, Rawtenstall
21,236 Sq Ft



ROSSFORD HOUSE, BURY ROAD, RAWTENSTALL, BB4 6AG

- 21,236 sq. ft. / 1,973 sq. m.
- Suitable for various uses
- Former car showroom in centre of Rawtenstall
- Unique opportunity to occupy site fronting A682 / A56



ROSSFORD HOUSE, BURY ROAD, RAWTENSTALL, BB4 6AG

Location

Rossford House occupies a highly accessible and well-connected position fronting Bury Road (A682 leading to A56) in Rawtenstall, at the heart of the Rossendale Valley. This prominent arterial route provides direct links south to Bury and the M66 motorway, offering onward access to the M60 Manchester orbital and the wider North West motorway network. To the north, the A56 connects efficiently with Burnley and the M65, making the property ideally situated for regional connectivity.

The property is situated less than 400 metres from New Hall Hey Retail Park, a well-established scheme home to a strong line-up of national occupiers including Aldi, TK Maxx, Costa and M&S, among others. Positioned prominently at the gateway between the retail park and Rawtenstall town centre, the property benefits from excellent visibility and connectivity, capturing passing traffic between these key commercial destinations.

Description

Rossford House is a former car showroom prominently located in the centre of Rawtenstall, benefiting from frontage onto the A682. The property provides predominantly open-plan accommodation, featuring a solid concrete floor and a timber-framed roof incorporating translucent panels and LED lighting.

The front section of the property includes mezzanine office accommodation. Please refer to the floor plan for the full layout. Externally, there is designated parking for approximately 45 vehicles directly in front of the building. In addition, a large pay-and-display car park is situated to the rear, primarily serving the neighbouring tenant, Thrive Gyms.

Access to the unit is provided via multiple pedestrian doors and concertina opening doors, allowing for convenient vehicle access.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis and extends to:

Ground Floor Accommodation: 16,996 sq ft (1,579 sq m)
Mezzanine: 4,240 sq ft (394 sq m)

Total: 21,236 sq ft (1,973 sq m)

Lease Terms

Available by way of a new FRI lease for a minimum of 5 years.

Rating

As published on the VOA website the property has a rateable value of £66,500. The rates payable will be in the region of £33,183 per annum.

Legal Costs

Each party responsible for their own legal costs involved in this transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate.

Services

All mains services are connected to the property.

EPC

Available on request

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£150,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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