

FOR SALE

FOUR-STOREY RETAIL/OFFICE PREMISES
1,815 SQ FT (168.71 SQ M)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



86 BANK STREET
RAWTENSTALL
ROSSENDALE
BB4 8EG

OFFERS IN THE
REGION OF
£250,000

- Ground floor retail shop, first floor offices with basement and attic storage space
- May suit a variety of retail uses i.e., retail, office, salon, estate agent etc.,
- External rear garage with area for private parking
- Prime town centre location
- Situated prominently on the junction with Bank Street and New Church Road
- Opportunity for alternative use as residential on upper floors would be possible with separate access and subject to planning permission.



LOCATION

The subject property is situated in a prime high street location on Bank Street, within the popular area of Rawtenstall. The property itself is accessed via the busy New Church Road or alternatively the A682.

Bank Street is the main retailer in Rawtenstall town centre and surrounding the property are a mixture of occupiers including Greggs, Boots, Rawtenstall Markets and Keenans Estate Agents. The variation of independent shops in the vicinity makes it a vibrant part of the town's community.

DESCRIPTION

The subject property is an end terraced built of traditional masonry construction set beneath a pitched slate roof covering. The property is currently utilised as a mix of office space and storage and is arranged over 4 floors. Internally there is a kitchen/dining area along with WC's facilities. Externally, the property benefits from a garage and some designated car parking to the rear of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Basement	31.77	342
Ground Floor	48.70	524
First Floor	39.79	428
Attic	48.45	521
TOTAL	168.71	1,815

TENURE

Title Number – LAN60342 Freehold, edged blue
Title Number – LA802519 Long Leasehold, edged red

Please refer to the to site plan below.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SALE

Offers in the region of £250,000 + VAT

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £11,750 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: E (113).

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Contact: Lois Sutton

Email: LSutton@lambandswift.com

Telephone: 07779 035443

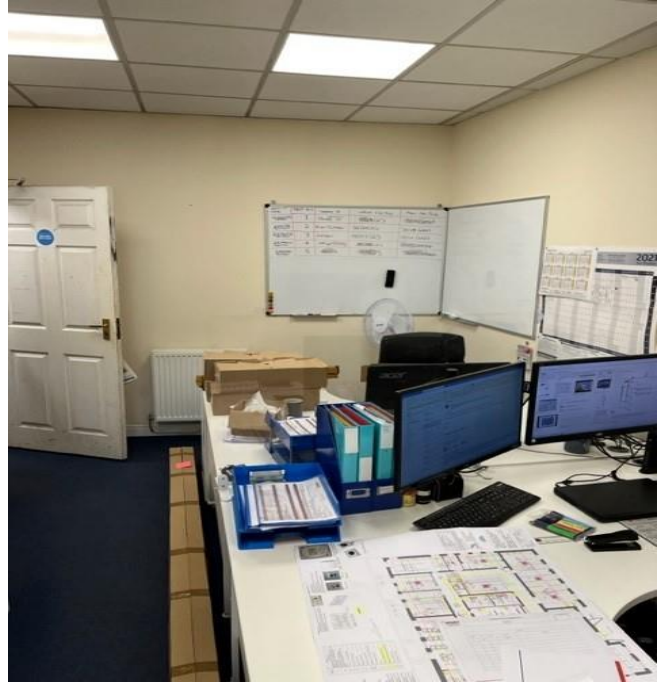
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SITE PLAN

