

# RETAIL

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## TO LET

**PROMINENT TOWN CENTRE RETAIL PREMISES**

**POPULAR TRADING LOCATION**



**64 BANK STREET**  
**RAWTENSTALL**  
**ROSSENDALE**  
**BB4 8EG**

## **LOCATION**

Situated on Bank Street the main thoroughfare through Rawtenstall town centre which is home to many national and specialist local retailers.

To the rear of the property is one of the main town centre public car parks with adjacent occupiers including Ryder & Dutton, Barnardos and Spex Opticians.

## **DESCRIPTION**

Ground floor retail premises within a two storey stone built property. The ground floor provides open plan sales accommodation with rear access to the cellar which can be utilised for storage purposes. W.C. within the basement.

The shop benefits from a protective roller shutter to the shop front.

## **ACCOMMODATION**

Shop Width	5.26m	17'3"
Shop Depth	7.92m	26'0"
Sales Area	41.71 sq.m.	449 sq.ft.
Basement Storage	33.09 sq.m.	365 sq.ft.
Basement w.c.		

All areas quoted are net internal.

## **SERVICES**

All mains services with the exception of gas are available.

## **SERVICES RESPONSIBILITY**

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.

## **PLANNING**

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## **RATING**

The property has a current rateable value of £10,250 we are verbally informed by the Local Authority.

Small Business Relief may be available.

## **RENTAL**

£13,000 per annum

The rental is quoted exclusive of VAT and is payable quarterly in advance.

## **LEASE TERMS**

The property is available by way of an effective full repairing and insuring lease incorporating rent reviews at appropriate intervals.

## **VAT**

VAT is applicable.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

