PROPERTY PARTICULARS





The Portal, Bridgewater Close, Network 65 Business Park, Burnley, BB11 5TT burnley@tdawson.co.uk

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES

POPULAR TRADING LOCATION





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 $\pounds 10,250$ we are verbally informed by the Local Authority.

Small Business Relief may be available.

<u>RENTAL</u>

£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.

<u>VAT</u>

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.



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