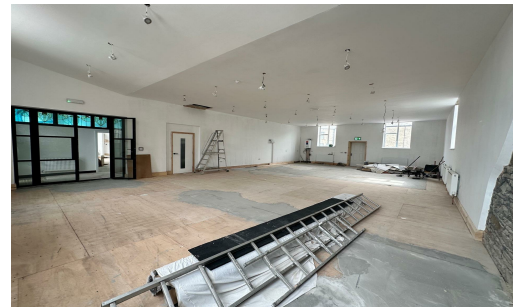
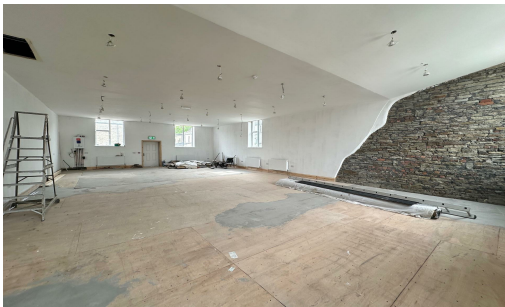


Unit 1B Liberal Club, Lord Street, Rawtenstall, BB4 7NA

TO LET



TO LET

Use - Office, Retail, Miscellaneous

Size - 1,252 Sq ft

Rent - 1A - £8,000 per annum 1B- £12,500

Per Annum

- Ground Floor Office/ Retail Premises
- Town Centre Location
- Competitive Rental
- Close to transport interchange



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Unit 1B Liberal Club, Lord Street, Rawtenstall, BB4 7NA

Location

The property is situated in the centre of Rawtenstall, a small market town at the western end of the Rossendale Valley with a population of approximately 22,000 residents.

It is surrounded by a series of retail/commercial premises and is adjacent to the bus station redevelopment project.

Major towns in the vicinity include Rochdale (8 miles), Bacup (4 miles) and Burnley (approximately 7 miles).

In addition, the M65 and M66 motorways are within a short drive of the property.

Description

The property comprises a former Liberal club constructed in 1897. It is of stone built construction under a multi pitched slate roof.

The unit is located to the righthand side of a communal entrance and is currently being refurbished to include the following:

- LED Spotlights
- A feature stonewall
- Gas central heating
- Timber Flooring.

The unit would suite a number of uses including offices, retail and wellness.

Accommodation

The property has a Net Internal Area of 1,252 sq.ft

Rental

- 1A - £8,000 per annum
- 1B- £12,500 Per Annum

Lease Terms

A lease for an initial term of 3 years on an effective full repairing and insuring lease. The rent to be paid monthly in advance.

Service Charge

There is also a service charge which will cover external maintenance of the property. Further details on request.

Building Insurance

The landlord will insure the building and charge the premium back to the tenant. Further details on request

Deposit

Subject to tenant status a deposit equating to a minimum of 2 months rent will be required.

Rating

To be assessed upon occupation.

Legal Costs

Each Party to be responsible for their own legal costs

VAT

It is understood that VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services are connected to the property. Further details on request.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01254 699030