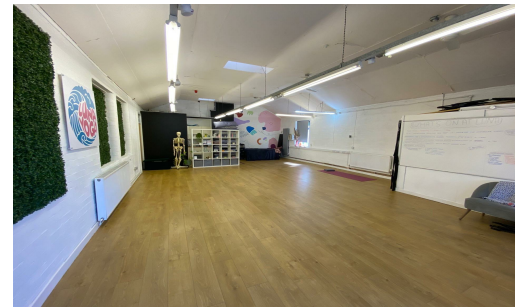
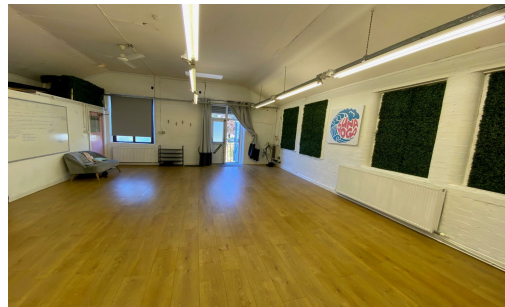


Units 1 & 2, Lever Street, Rawtenstall, BB4 7QB

**TO LET**



## TO LET

Use - Office, Retail, Miscellaneous, Leisure

Size - 807 - 1,571 Sq ft

Rent - Unit 1 - First Floor - £8,000 per annum plus VAT  
Unit 2 - Ground & First Floor - £15,500 per annum plus VAT

- Self Contained Studio / Office/ Light Workshop Units
- Suitable for a number of different uses
- Edge or Rawtenstall town centre
- On site car parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Units 1 & 2, Lever Street, Rawtenstall, BB4 7QB

### Location

The property is situated on the edge of Rawtenstall town centre, with excellent access onto the A56 Haslingden Bypass, which links directly onto the M66 and M65 motorways.

The property is self contained with a mix of commercial and residential properties in the immediate vicinity.

Occupiers close by include Tesco Superstore, Rawtenstall Cricket Club and B&M Home Store.

The property is accessed directly from Fallbarn Road, with good visibility from the junction of Bacup Road and Bocholt Way (A681), which goes directly through Rawtenstall town centre.

### Description

The units on Lever Street comprise self contained studio / office/ light space which has been well maintained by the current owners.

They can be described as follows:

Unit 1 offers first floor office accommodation which has been refurbished to include laminate flooring, strip lighting and CAT 5 cabling. It also benefits from a self contained kitchen and toilet facilities.

Unit 2 comprises a ground floor light industrial/ storage unit with the upper floor being office accommodation. The offices provide laminate flooring, strip lighting and CAT 5 cabling. It also benefits from a self contained kitchen/breakout room and toilet facilities.

Externally the property has onsite parking.

### Accommodation

The accommodation has been measured on a net internal area as follows:

Unit 1 - Ground & First Floor Workshop/Offices- 1,571 sq.ft

Unit 2 - First Floor Offices- 807 sq.ft

Both Units can be combined to create a total area 2,378 sq.ft

### Rental

Unit 1 - First Floor - £8,000 per annum plus VAT

Unit 2 - Ground & First Floor - £15,500 per annum plus VAT

### Lease Terms

The suites are available to lease for a minimum period of 3 years on an internal repairing and insuring basis

### Deposit

A deposit equating to 3 months rent will be held by the landlord for the duration of the tenancy

### Rating

According to the VOA the units have the following rateable value

Unit 1 - £8,300

Unit 2 First Floor - £2,000

It is therefore understood that eligible business can claim small business rates relief. Further details on request.

### Legal Costs

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

### VAT

VAT will be applicable to the figures above

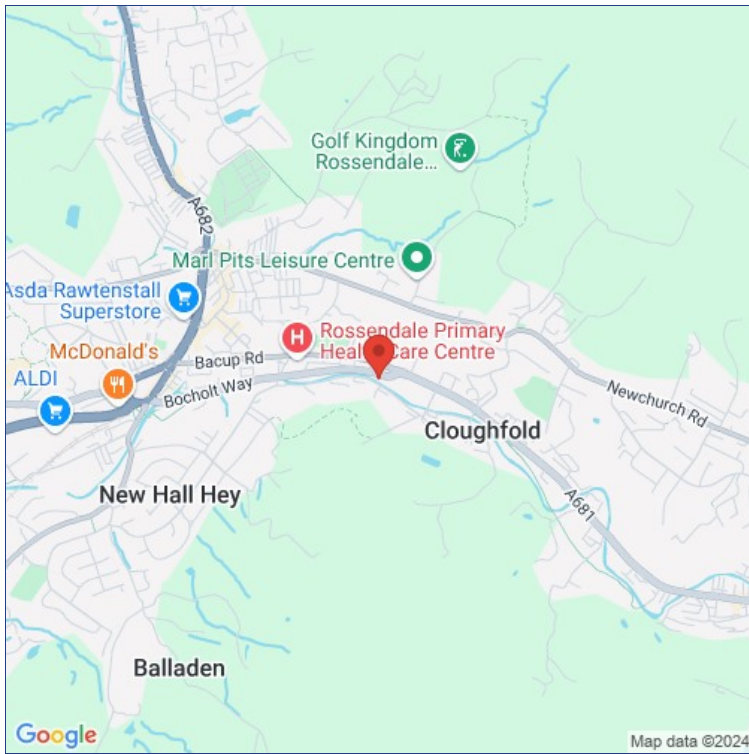
### Services

All mains services are connected to the property

### Viewing

Strictly through sole agents  
Taylor Weaver  
Rebecca Weaver  
01254 699030

Units 1 & 2, Lever Street, Rawtenstall, BB4 7QB



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