



AVAILABLE TO LET

# 331 Burnley Road

331 Burnley Road, Rossendale, Lancashire BB4 8LA

Three Storey Premises with Excellent Main Road Position

## Three Storey Premises with Excellent Main Road Position

The premises, set over three storey's is circa 3600 Sq Ft in total. The versatile space would suit a number of different business uses and benefits from excellent frontage on Burnley Road. Subject to negotiation, a number of parking spaces are available at the front of the building.

The property is approximately 2 miles from Rawtenstall Town Centre and has good links to the local area.

Please note the following Tenant Charges apply: The tenant set up charges associated with this property are £275.00 inclusive of VAT (£229.17 + VAT)

<b>Rent</b>	£20,000 per annum
<b>Rateable value</b>	£11,500
<b>Building type</b>	Retail
<b>Size</b>	3,600 Sq ft
<b>VAT charges</b>	We understand that the premises is not elected for VAT.
<b>Lease details</b>	A new term of FRI lease to be agreed.
<b>EPC certificate</b>	Available on request

Marketed by: Pearson Ferrier

For more information please visit:

<http://example.org/m/41497-331-burnley-road-331-burnley-road>



WELL POSITIONED ON BURNLEY ROAD

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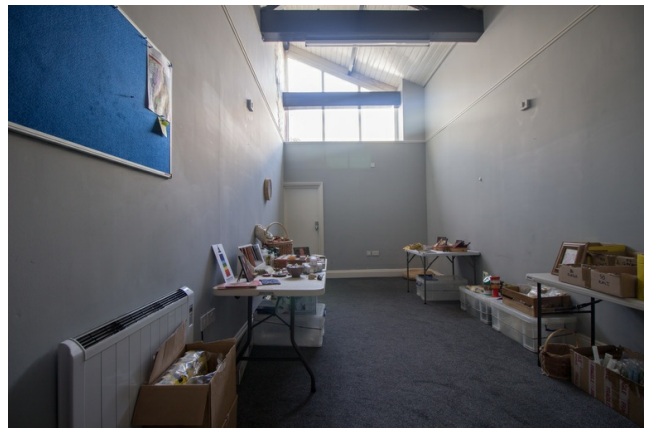
THREE STOREY PROPERTY

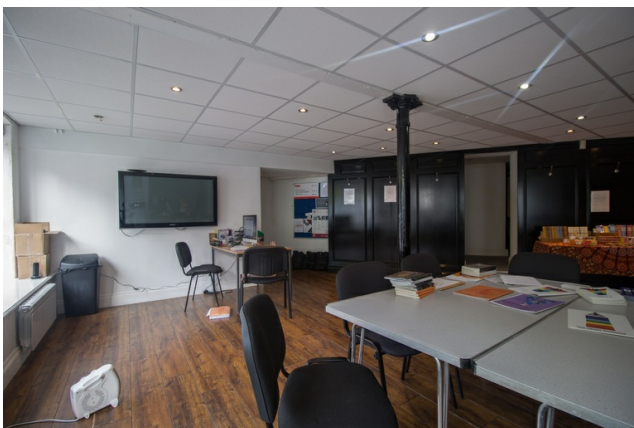
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OPEN SPACES SUITABLE FOR A NUMBER OF  
COMMERCIAL USES

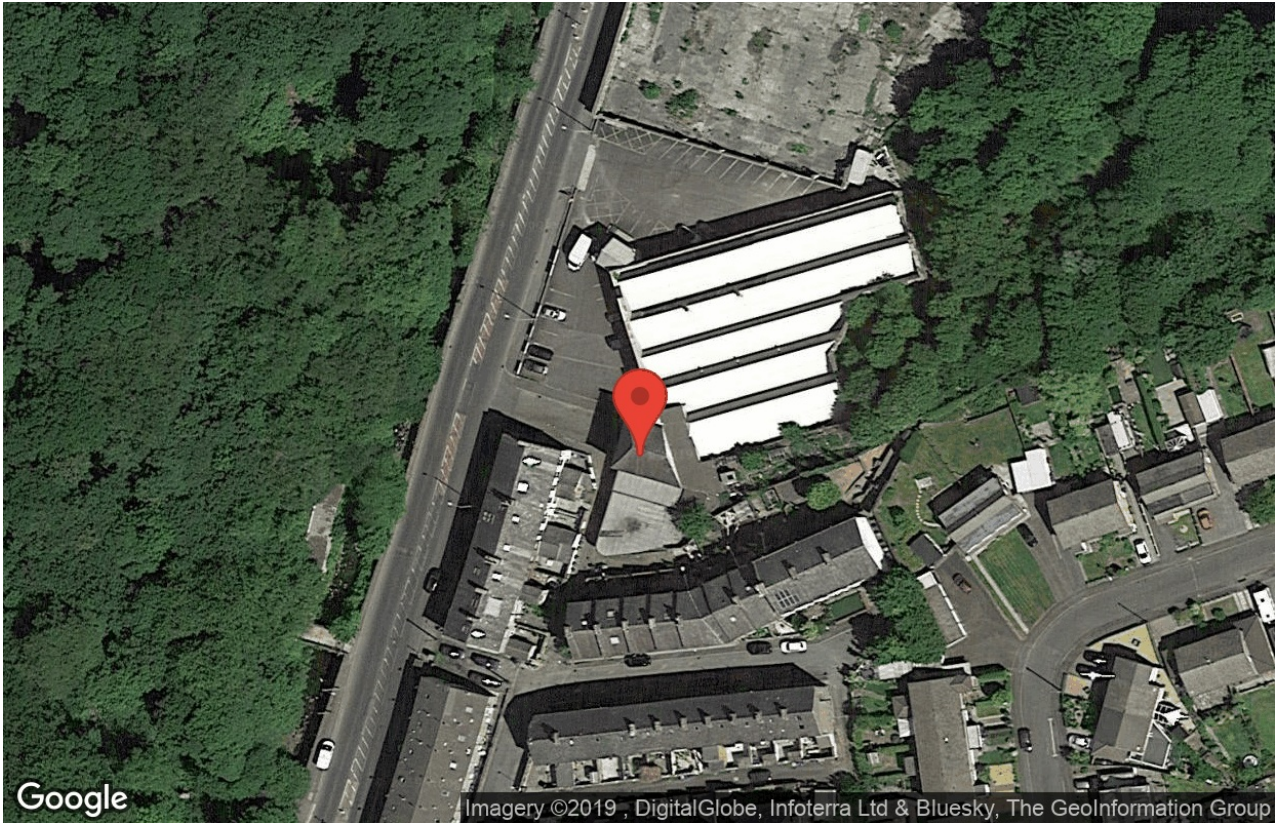
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PARKING AVAILABLE TO THE FRONT





331 Burnley Road, 331 Burnley Road, Rossendale, Lancashire BB4 8LA



Data provided by Google

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<b>Airports</b>	Manchester 25.0m, Leeds Bradford 27.7m
<b>National rail</b>	Accrington 4.1m, Huncoat 4.5m, Hapton 4.6m
<b>VAT</b>	We understand that the premises is not elected for VAT.
<b>Lease summary</b>	A new term of FRI lease to be agreed.
<b>EPC</b>	Available on request

Notes:

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