



The Powerhouse, 3 Bank Street, Rawtenstall, BB4 6QS  
TO LET: From £18,000 Per Annum, Exclusive

**RYDER & DUTTON**



# The Powerhouse, 3 Bank Street

Rawtenstall, Rossendale, BB4 6QS



A three storey iconic building of stone construction built in 1932 currently offering substantial retail and storage accommodation within, extending to approximately 316.14 sq.m (3,403 sq.ft) or thereabouts, plus attic.

The property has excellent frontage onto Bank Street and St Mary's Way in Rawtenstall with excellent access to both commuter routes and public transport connections.

The ground floor is available to let at a rental of £18,000 Per Annum, exclusive.

The whole building can be made fully available to let at a rental of £36,000 Per Annum, exclusive.

**RYDER & DUTTON**

Edge View House, 14-16 Salmon Fields Business Village, Royton, OL2 6HT  
Tel: 0161 925 3232 Fax: 0161 925 3233 Email: [commercial@ryder-dutton.co.uk](mailto:commercial@ryder-dutton.co.uk)

*[www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk)*





The property comprises a unique three storey stone property constructed in 1932. The building is arranged over the ground, first and second floors, extending to approximately 316.14 sq.m (3,403 sq.ft) all of which is in good condition and effectively ready for a tenant to move into straight away with minimal work required.

Internally, the property comprises largely open plan areas on all three floors; kitchen and WC facilities are accessible on the first floor, plus attic storage space.

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Net Internal Area basis (NIA)

#### **GROUND FLOOR**

Main Sales Area 32'10" (10.01m) 22'6" (6.86m)  
Back Sales Room Area 8'3" (2.21m) x 7'10" (2.13m)  
Hallway

Approx 1,000 sq.ft

#### **FIRST FLOOR**

Landing 16'9" (5.11m x 9'3" (2.82m)  
Store Room 24'0" (7.32m) x 16'1" (4.90m)  
Kitchen/Staff Room 12'7" (3.84m) x 12'2" (3.71m)

Approx 1,000 sq.ft  
Hall 2  
Staff WC  
Private office 7'4" (2.24m) x 6'3" (1.91m)

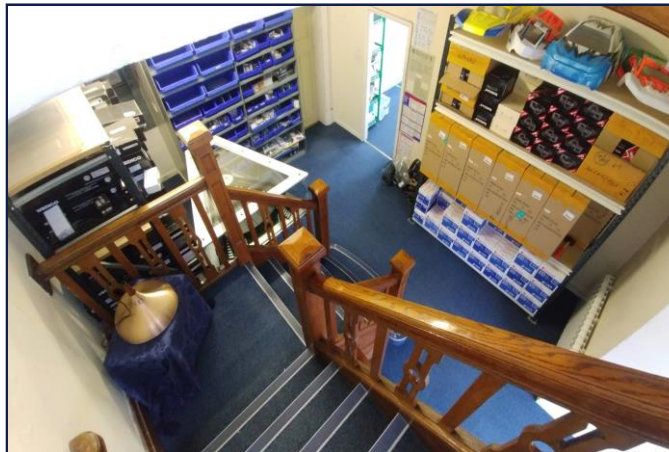
#### **SECOND FLOOR**

Sales Room/Storage

Approx 1,000 sq.ft

#### **THIRD FLOOR**

Attic Storage Space







LOCAL AUTHORITY - Rossendale Borough Council  
Tel: 01706 217 777

TENURE – Freehold

EPC RATING- E (117)

VAT - We are not aware that VAT is payable on the rent but solicitors will confirm this.

VIEWING - Strictly by appointment through Ryder & Dutton Commercial Tel: 0161 925 32 32

There is scope for the property to be utilised for a number of commercial uses, including catering, leisure or retail, subject to both Landlord and any necessary planning consent. All planning enquiries are subject to Landlord and any necessary planning consent and applicants interested in utilising the building for alternative uses are advised to make their own enquiries directly with the local authority which is Rossendale Metropolitan Borough Council. Tel: 01706 217 777.

We understand that all mains services are available; however no checks have been made by the marketing agent Ryder & Dutton.

Details of this property and others we are currently marketing can be viewed by visiting [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk) & On The Market.com

## Energy Performance Asset Rating

More energy efficient



◀ **117** This is how energy efficient the building is.

Less energy efficient



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