



FOR SALE

# 88 Bank Street

88 Bank Street, Rawtenstall, Lancashire BB4 8EG

Opportunity To Invest In The Thriving Rawtenstall Town Centre



# Opportunity To Invest In The Thriving Rawtenstall Town Centre

The property is set over 3 floors.

To the ground floor we have a fully let commercial retail unit that has been newly refurbished to a high standard throughout. The floor space is split into two main rooms with a toilet and a kitchen also contained within the space. Internally, the premises have been refurbished to include carpeted floors, Cat 2 fluorescent lighting, gas central heating and a suspended ceiling throughout.

To the rear ground floor we have a second fully let commercial unit.(Known as 88A Bank St)

To the upper floors by way of separate entrance are two residential flats(Known as Flat 1 & Flat 2 Barlow St) which have separate access and are currently let. Both flats have 2 double bedrooms with one having a outside seating area.

Overall Gross income is approximately £28,700pa.

This property is part of a larger portfolio. More Information available on request.

Price	£295,000
Building type	Mixed use
Tenure	Freehold
Deal type	Investment

For more information please visit:  
<http://example.org/m/43773-88-bank-street-88-bank-street>



## Fantastic Investment Opportunity

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9.72% Yield

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Vibrant Location

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FULLY LET

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Data provided by Google

# Units & availability

Unit	Floor	Size sq ft
88 Bank St Staff Toilets	Basement	0
Internal Storage	Basement	255
Retail Zone B	Ground	94
Retail Zone A	Ground	315
88A Bank Street office	Ground Floor	15
Office	Ground Floor	13
Staff Toilet	Ground Floor	3
Flat 1 Barlow St	First Floor	
Flat 2 Barlow St	2nd Floor	
<b>Total</b>		<b>695</b>

\* All sizes GIA

**Airports**

Manchester 24.2m, Leeds Bradford 27.8m

**National rail**

Accrington 4.8m, Huncoat 5.3m, Church &amp; Oswaldtwistle 5.4m

## Tenancy schedule

Floor / Demise	Tenant	NIA (sq ft)	Rent (p.a.)	Expiry date	Comments
Ground Floor Shop...	Retail	401	£13,500		Rolling contract ...
88A Office Space ...	Retail	377	£5,000	30/10/2021	
Flat 1	Residential		£5,400		Rolling contract ...
Flat 2	Residential		£4,800		Rolling contract ...

**EPC**

Available on request

Notes:

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Agent

Pearson Ferrier Commercial

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Quote reference: SALE-43773

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