



Development Opportunity - Commercial Premise For Sale

45-47 Kay Street, Rossendale, Lancashire, BB4 7LS

3,579.80 ft² (332.56 m²)

- Suitable for a variety of uses subject to planning permission
- May be split into two properties
- Potential for residential conversion STPP
- Opposite free public car park
- Excellent transport links

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Description

A substantial stone built terraced property of traditional construction beneath a pitched slate roof occupying a prominent corner position with excellent frontage onto Kay Street in Rawtenstall with excellent access to both commuter routes and public transport connections.

The accommodation comprises large open plan retail space over two floors with kitchen, office and W/C and stair access to the basement on the ground floor and ancillary storage on the first floor.

Free on street car parking is available immediately to the front of the property.

Location

The property is located on a prominent corner position in Rawtenstall town centre, within the immediate vicinity of independent commercial operators, including cafes, restaurants and Boutiques.

The borough is linked by the motorway network to Manchester, Burnley and Blackburn via the A56/M65 and M66 motorways. Rawtenstall is 18 miles to Manchester city centre via the Edenfield by-pass and M66, with a journey time of around 30 minutes in a car. Alternatively the A56 route can be taken via Edenfield, Walmersley, Bury centre, Whitefield, Prestwich and Broughton.

Accommodation

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

Rent

£35,000 Per annum

Price

£395,000 For Sale

Planning Use

A1 Retail

EPC

A copy of the EPC is available on request.

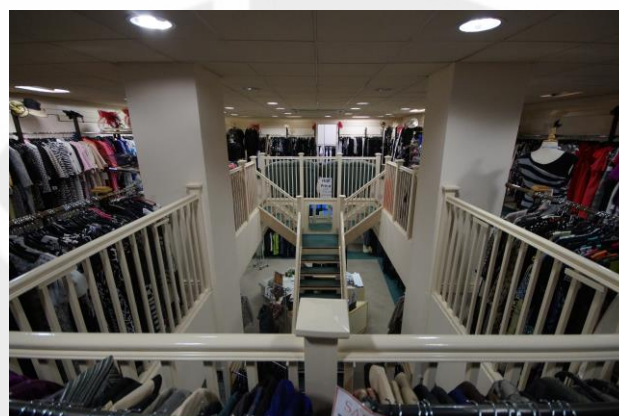
VAT

VAT may be applicable at the prevailing rate

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

Ms Ruth Bates
07388 996 141
Ruth.bates@millermetcalfe.co.uk



Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.