

# To Let

## 13 Bank Street, Rawtenstall, BB4 6QS

2098 ft<sup>2</sup> (194.9m<sup>2</sup>)

- The property provides 2098 ft<sup>2</sup> (194.9m<sup>2</sup>) of accommodation.
- Free carpark to the rear
- High quality accommodation
- Sought after location
- Close to motorway network







Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG

01204 535353 Option 3 | www.millermetcalfe.co.uk/commercial/



### Description

This stone three story property is positioned on a busy street close by to other commercial properties in the heart of Rawtenstall. With well-presented accommodation and high quality fixtures and features throughout.

The accommodation in brief comprises; entrance hall, open plan area, rear office and kitchenette. To the first floor there are two further offices and a store room. To the second floor there are two offices, wc, and kitchen area.

#### Location

The building can be found on Bank Street within the heart of Rawtenstall Town Centre alongside other thriving business'. Rawtenstall located in Rossendale close by the the motorway network with good access to surrounding towns including Bury & Bunley and Manchester.

VAT

Miller Metcalfe have been informed that the rent is not subject to VAT.

**EPC** 

A copy of the EPC is available on request.

Rent

£19,200 per annum exclusive of all other outgoings.

#### **Viewing**

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

Jack.Stephenson@millermetcalfe.co.uk

01204535353 Option 4





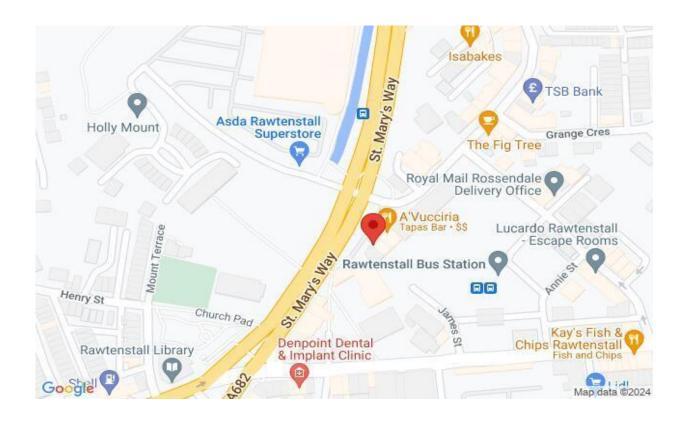




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