



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

## 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/](http://www.millermetcalfe.co.uk/commercial/)

Troutbeck Estates Ltd trading as 'Miller Metcalfe' registered in England and Wales. Registration Number: 12456977. Registered Office: Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG.

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## 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](mailto:Jack.Stephenson@millermetcalfe.co.uk)

01204535353 Option 4





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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.

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We've dealt with Miller Metcalfe Commercial on a few occasions now. **Always happy to help and often goes out of their way** to ensure the process of finding vacant properties and arranging viewings runs seamlessly.

Northern Monkey

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The Miller Metcalfe Commercial team are **always great to deal with** with both Commercial property sales and lettings and we look forward to doing more and more business together in the future.

ATW Property

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We used Miller Metcalfe for our Commercial letting and they were amazing - **really helpful, fast response and great aftercare** - once we were in they even came and took pictures for us. The staff are all lovely and can't do enough to help. **Would definitely recommend Miller Metcalfe Commercial!**

D Jackson

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CONTACT  
US

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