



Substantial Double Fronted Premises Suitable For Various Uses

TO LET

**801 BURNLEY ROAD
ROSSENDALE
LANCASHIRE
BB4 8BW**

2,167 Sq Ft (201.31 Sq M)

- Former motorcycle showroom with prominent frontage onto Burnley Road.
- Spacious first floor storage and offices.
- May suit a variety of uses subject to the appropriate planning consent.
- Busy main road location.

Location

The property is situated with an excellent frontage to Burnley Road (A682), the main arterial route connecting Burnley and Rawtenstall town centres. Rawtenstall is approximately 2 miles and Burnley is situated within approximately 5 miles.

Description

An end of parade, double fronted former showroom of stone construction with pitch slate roof to the main structure.

The ground floor has the benefit of a full display window with side access. Off the showroom is an office, store and to the rear a small workshop. There is also cellar storage.

The first floor comprises a private office together with further storage and WC facilities and a former parts showroom. To the second floor there is also attic storage.

Externally there is a yard to the rear of the building.

Accommodation

Ground Floor

Showroom 852 sq.ft (79.2 sq.m)

Office 83 sq.ft (7.7 sq.m)

Workshop 203 sq.ft (18.8 sq.m)

Store/office 24 sq.ft (2.2 sq.m)

First floor

Parts showroom 482 sq.ft (44.7 sq.m)

Office 213 sq.ft (19.7 sq.m)

Stores kitchen/WC 310 sq.ft (28.7 sq.m)

Attic Storage

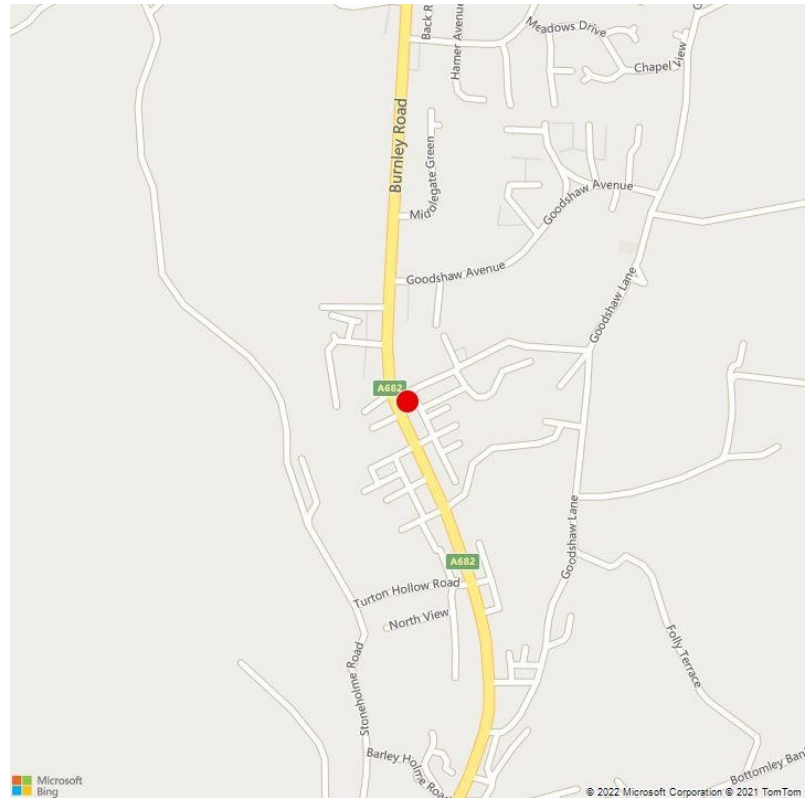
GIA 2,167 sq.ft (201.3 sq.m)

Services

The property has the benefit of all mains services.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£900 pcm (nine hundred pounds).

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,750 per annum (2021/22).

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.