

Rawtenstall

59/59A & 61 Bank Street

Rossendale Lancashire BB4 7QN

- **Freehold Office and Shop Investment**
- Comprises two shops and offices above (one shop has been sublet)
- To be let to the Partners of an established firm of solicitors on 15 year lease (no breaks)
- Prominent town centre position adjacent to TSB
- Lease granted to the 12 Partners on a joint and several basis
- No VAT applicable
- Rent Review every 5 years from 2023
- Current Rent Reserved

£18,960 pa
rising to a minimum of
£20,425.30 pa in 2023



Tenure
Freehold.

Location

The attractive town of Rawtenstall lies within the Rossendale Valley, approximately 8.5 miles south-east of Blackburn and 8 miles north of Bury. The town is well connected by road, with the A56 linking directly to the M65 Motorway to the north and the M66 Motorway to the south.

The property is situated on the east side of Bank Street, which is the main retail thoroughfare within the town centre. Occupiers close by include TSB (adjacent), Greggs, Cancer Research, Barclays Bank, Age UK and Barnardo's. Asda Superstore is also within a short distance.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops, no 61 acting as the entrance/reception for the offices which are arranged over the upper floors.

The property provides the following accommodation and dimensions:

No 59A/61		
Ground Floor	53.05 sq m	(572 sq ft)
First Floor	87.85 sq m	(946 sq ft)
Second Floor	111.25 sq m	(1,197 sq ft)

No 59

Ground Floor 68.30 sq m (735 sq ft)

Tenancy

The entire property is to be let to The 12 Partners of WOODCOCKS HAWORTH & NUTTALL SOLICITORS (on a joint and several basis) for a term of 15 years from completion at a rent of £18,960 per annum. The lease provides for rent reviews every 5th year of the term to the higher of market rent or RPI (collar and cap of 1.5% and 3.5%) and contains full repairing and insuring covenants. NB. We understand no 59 has been sublet on a lease for 10 years from 2008 at £14,000 per annum.

Tenant Information

With a history extending to over 200 years, Woodcocks Haworth and Nuttall is a well established law firm that employs over 100 legal specialists across 7 locations in Greater Manchester and Lancashire.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.