

# For Sale



## Rawtenstall

28 Bank Street, BB4 8TS

Total Area: 4,322 sq ft (402 sq m)

Offers in the Region of: £260,000

### Location & Description:

- Rawtenstall is a historic market town situated in the Rossendale Valley, approximately 17 miles north of Manchester and 9 miles south of Burnley. The town benefits from excellent road access via the A56 and A682, linking directly to the M66 and M65 motorways.
- The town centre features a mix of local retailers, national chains, and hospitality venues, centered around Bank Street and the revitalized Rawtenstall Market. The nearby New Hall Hey Retail Park houses larger format stores and adds to the town's commercial appeal.
- With a population of approximately 23,000, Rawtenstall has undergone significant regeneration and is well regarded for its blend of traditional character and modern investment appeal, supported by surrounding countryside and a growing commuter population.
- The property occupies a prominent corner pitch on Bank Street, in the heart of the town centre and opposite the town square and Rawtenstall market. Nearby retailers include Ladbroke's, Betfred, Santander, Boots and A'Vucciria.

### Demise:

Ground Floor Sales	1,698 sq ft (157.75 sq m)
Basement	878 sq ft (81.57 sq m)
First Floor	950 sq ft (88.26 sq m)
Second Floor	796 sq ft (73.95 sq m)

### Price:

Offers in the region of £260,000.

### Tenure:

The property is held on a long leasehold for 999 years from 1 May 1863 at an annual rent of Twenty Five Pounds and Ten Shillings.

### VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £20,500.

### Date Prepared:

June 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information, register interest,  
request a viewing and stay up to-date with  
this property please click the image below.**



### Contact Us:

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**James Moss**

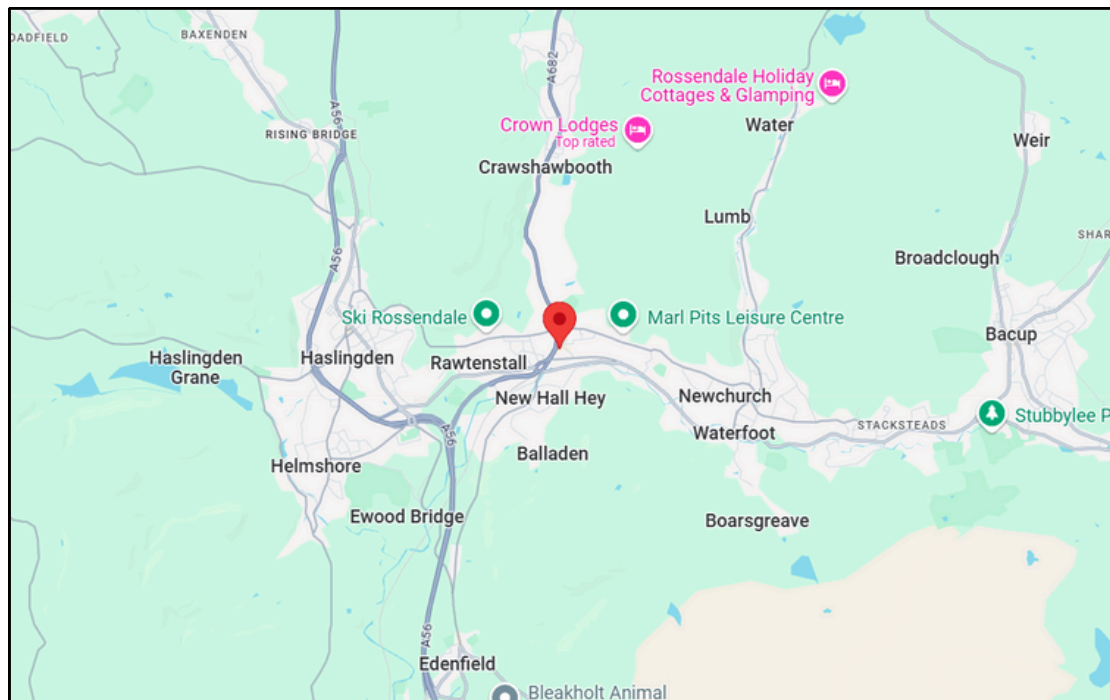
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**In partnership with:**



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