

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



**FIRST FLOOR OFFICE 225 BACUP ROAD
RAWTENSTALL
ROSSENDALE
BB4 7PA**

- Former treatment room.
- Frontal office with good natural light.

LOCATION

225 Bacup Road is 600 metres from Bank Street in the centre of Rawtenstall. The ground floor retail section at 225 is occupied by TCHL Interiors and the building is only 600 m from Bank Street, Rawtenstall's main retail thoroughfare.

DESCRIPTION

A first floor open plan suite at the front of the premises with excellent natural light, double-glazing and central heating. The tenant will have access to shared kitchen and WC facilities. There is 2 hour street parking directly outside and unrestricted parking on side streets.

ACCOMMODATION

Office at 225 Bacup Road
23.53 sq. m (253 sq. ft.)

SERVICES

Electric and gas bills are apportioned and charged by the landlord according to the size of suite.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

SERVICE CHARGE

A monthly Service Charge of £29.83 is levied by the landlord to cover buildings insurance, fire risk assessment, maintenance of fire fighting equipment and surface water rates.

PLANNING

The suite was last used by an Osteopath. It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.



RATING

The premises formed part of a larger assessment although the subject suite has a Rateable Value of £1,977 so would offer a sole occupier 100% discount on rates payable under the Small Business Rate Relief Scheme. Contact Rossendale Borough Council 01706 217777 or nndre@rossendale.gov.uk to confirm eligibility.

RENTAL

£495 per month

VAT

VAT is not charged on the rental.

DEPOSIT

A deposit, equivalent to three months' rental, to be held by the landlord for the term.

LEASE TERMS

Effectively on a full repairing and insuring basis with the tenant to return the unit in a no better, no worse condition as at the commencement of the Lease.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an Energy Rating of D.

LEGAL COSTS

There is no charge for the Landlord's standard agreement.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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