

Rossendale Commercial Property Register

Industrial Property & Premises
Garages
Land for Development
Leisure Premises
Office Accommodation
Retail Premises
Businesses for Sale
Investment Opportunities

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Responsible Team/Section	Corporate Support	Version	Version 57
Responsible Author	Gwen Marlow	Date for Review	End Nov 2018
Last Updated	18 Sept 2018		

Reference:	25502	Status:	AVAILABLE
Address:	Glen Services, Newchurch Road, Bacup, OL13 0NN		
Min Size:	412 SqM	Min Size:	4,435 SqFt
Max size:	412 SqM	Max size:	4,435 SqFt
Usage:	Garage	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Unknown		

Description:

Comprising of an existing showroom and adjoining single storey workshop. The showroom is fully glazed with a frontage to Newchurch Road and adjacent is a substantial forecourt that has been used for motor vehicle sales. Included on the site was an original detached bungalow, part of which was converted to provide office accommodation, however it has been vacant for some time and is in need of refurbishment. The whole site extends to approximately 1.3 acres and offers potential for redevelopment, subject to obtaining the necessary planning consent.

Accommodation

Showroom & offices 124.5 sq m (1,339 sq ft)

Workshop 38.5 sq m (414 sq ft)

First floor stores 55.6 sq m (598 sq ft)

Detached bungalow 99 sq m (1,900 sq ft)

The property has a substantial frontage to Newchurch Road (A681), the main arterial route between Rawtentsall and Bacup town centre. The A56 bypass connects to the



Reference:	25625	Status:	UNDER OFFER
Address:	Central Garage, Burnley Road, Bacup, Rossendale, Lancashire, OL13 8AE		
Min Size:	769 SqM	Min Size:	8,277 SqFt
Max size:	769 SqM	Max size:	8,277 SqFt
Usage:	Garage	Tenure:	Leasehold £17,500 Per Annum + VAT
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		

Description:

Situated on Burnley Road (A671) at the edge of Bacup town centre at its junction with Albert Terrace. Bacup town centre and all its amenities are within walking distance. Ground floor garage premises that have previously been used for car sales. The property provides open plan accommodation with rear stores. Access to the front is via two concertina folding doors. Glazed frontage and personnel entrance. Internally down the side of the property is an office, trade stores, kitchen and wc's. The garage also benefits from a vehicle inspection pit area.

Accommodation

Main Garage and Service Area - 595.27 sq m (6,408 sq ft)

Rear Stores - 174.55 sq m (1,879 sq ft)

Total Gross Internal Area - 769.82 sq m (8,287 sq ft)

To the frontage of the property is a concrete forecourt area for customer parking or display purposes.



Reference:	25626	Status:	UNDER OFFER
Address:	Central Garage, Burnley Road, Bacup, Rossendale, Lancashire, OL13 8AE		
Min Size:	769 SqM	Min Size:	8,277 SqFt
Max size:	769 SqM	Max size:	8,277 SqFt
Usage:	Garage	Tenure:	Freehold £275,000 Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		

Description:

For Sale - Prominent Town Centre Property. Part income producing. Development potential. Situated on Burnley Road (A671) at the edge of Bacup town centre at its junction with Albert Terrace. Bacup town centre and all its amenities are within walking distance. Ground floor garage premises that have previously been used for car sales. The property provides open plan accommodation with rear stores. Access to the front is via two concertina folding doors. Glazed frontage and personnel entrance. Internally down the side of the property is an office, trade stores, kitchen and wc's. The garage also benefits from a vehicle inspection pit area. The upper ground floor accommodation is accessed from Alder Street which provides two distinct areas. One occupied as workshop with the other as a dance studio. Areas are open plan in nature with a concrete floor throughout the dance studio.



Accommodation

Main Garage and Service Area - 595.27 sq m (6,408 sq ft)

Rear Stores - 174.55 sq m (1,879 sq ft)

Upper Ground Floor Dance Studio - 664.61 sq m (7,154 sq ft)

Upper Ground Floor Workshop - 226.07 sq m (2,440 sq ft)

Reference:	24772	Status:	AVAILABLE
Address:	Former Forest Mill, Henrietta Street, Bacup, Lancashire, OL13 0AR		
Min Size:	1.93 Acres	Min Size:	0.78 Hectares
Max size:	1.93 Acres	Max size:	0.78 Hectares
Usage:	Industrial	Tenure:	Leasehold Leasehold Price on Application Freehold Freehold Price on Application
Categories:		Agents:	• Nolan Redshaw Ltd Mr Paul Nolan Tel: 0161 763 0828
Car Parking:	Yes		

Description:

Development site close to town centre. Potential for redevelopment subject to planning. The site comprises of the former Forest Mill which is now mostly demolished, the remainder of which will be demolished in due course. The site has got excellent potential. Total area 1.93 acres (0.78 Ha).



Reference:	26100	Status:	AVAILABLE
Address:	Part Broadclough Mill, Burnley Road, Bacup, Rossendale, Lancashire, OL13 8PJ		
Min Size:	37 SqM	Min Size:	398 SqFt
Max size:	827 SqM	Max size:	8,902 SqFt
Usage:	Industrial	Tenure:	Leasehold £2.00 Per Sqft
Categories:		Agents:	• Whiteacres Property Mr Jonathan Wolstencroft Tel: 01282 428486
Car Parking:	Yes		

Description:

Surplus mill accommodation located in a main road position on the outskirts of Bacup Town Centre. The mill is occupied by various tenants and is a mix of Northlight and Trussed roof construction. The accommodation is suitable for various businesses and has a large car park to the front of the property providing loading and on-site car parking for the tenants within the mill.

Mill accommodation is available from 395sq ft to 8,900sq ft and is suitable for various businesses including antiques, manufacturing, engineering, leisure uses and car repairs. It is the prospective occupier's responsibility to verify that their intended use is acceptable to the local authority.



Reference:	1031504	Status:	UNDER OFFER
Address:	Unit L , Beech Industrial Estate, Vale Street, Bacup, Rossendale, Lancashire, OL13 9EL		
Min Size:	587 SqM	Min Size:	6,318 SqFt
Max size:	587 SqM	Max size:	6,318 SqFt
Usage:	Industrial	Tenure:	Leasehold £25,000 Per Annum Freehold £265,000
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Yes		

Description:

The property comprises a single storey industrial/warehouse property of portal frame construction. The frontage is clad in red brick and part clad in insulated profile metal sheeting. The remaining elevations are finished in profile steel cladding.

Access to the warehouse is via an electrically operated roller shutter door with a separate personnel door and also separate access to the offices. The property has been extensively refurbished and the offices have been extended. Comprising of reception leading through to a breakout area with separate male and female WC facilities that are fully tiled with new suites. The kitchen includes in built appliances, a microwave, dishwasher and fridge. On the ground floor there is an open plan general office and the first floor comprises of two private offices and a showroom with inbuilt furniture.

The warehouse is open plan with a mezzanine to the rear section

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



Reference:	1031243	Status:	AVAILABLE
Address:	Futures Park, Built On Demand, Bacup, Rossendale, Lancashire, OL13 0BB		
Min Size:	2000 SqFt	Min Size:	186 SqM
Max size:	80000 SqFt	Max size:	7,432 SqM
Usage:	Industrial, Office, Leisure and Tourism	Tenure:	
Categories:		Agents:	• Darragh, Guy Mr Guy Darragh Tel: 01706 252568
Car Parking:	Unknown		

Description:

Units built on demand at Futures Park, Bacup. Design and Build units on 2.8ha. Premises suitable for industrial, Office or Leisure. Sizes from 2000sq ft to 80,000sq ft. For further information please contact Mr Guy Darragh, Economic Development Manager.

Reference:	1031663	Status:	AVAILABLE
Address:	Unit 3, Park Road Business Centre, Park Road, Bacup, Rossendale, Lancashire, OL13 0BW		
Min Size:	3537 SqFt	Min Size:	329 SqM
Max size:	3537 SqFt	Max size:	329 SqM
Usage:	Industrial	Tenure:	
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Park Road Business Centre comprises a small development of high quality industrial/trade counter units of modern steel portal frame construction with "bradstone" style brickwork walls to a height of around 7ft with insulated vertical cladding above and to the roof, which also incorporates clear roof panels.

Unit 3 has the benefit of a large roller shutter door, WC and amenity facilities, office, solid concrete floor, windows at first floor level and an eaves height of approximately 20ft.

Externally there is a secure gated communal yard providing parking and turning areas for the tenant with monitored CCTV security system.



Reference:	1031686	Status:	AVAILABLE
Address:	King Georges Chambers, St. James Square, Bacup, Lancashire, OL13 9AA		
Min Size:	23 SqM	Min Size:	248 SqFt
Max size:	29 SqM	Max size:	312 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Ryder & Dutton
Car Parking:	Unknown		Main Contact Tel: 01706 227999

Description:

Two ground floor offices available to let together or individually if required. Suitable for a variety of commercial business uses.

The premises are situated on the main roundabout in the heart of Bacup and would be ideal for promoting a business.

Office 2- £2,750 Per Annum, exclusive.

Office 4- £2,500 Per Annum, exclusive.

Terms negotiable

We are pleased to offer to the market two ground floor offices, with shared W.C & kitchen. The offices can be let individually or combined if required.

Ideal for small business users.

Office 4 is vacant and available to let with immediate effect
Office 2 is currently occupied and will be vacant on 31.08.18



Reference:	25198	Status:	AVAILABLE
Address:	Toll Bar Business Park, Various Offices, Newchurch Road, Bacup, Rossendale, Lancashire, OL13 0NA		
Min Size:	33 SqM	Min Size:	355 SqFt
Max size:	84 SqM	Max size:	904 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Unknown		Ms Tracey Roberts Tel: 01706 211368

Description:

Various offices to let:

Office 1 - 450 sq ft

Office 2 - 450 sq ft

Office 3 - 450 sq ft

Office 4 - 350 sq ft

Office 6 - 350 sq ft

Office V - 900 sq ft



Reference:	26060	Status:	AVAILABLE
Address:	Futures Park, Newchurch Road, Bacup, Rossendale, OL13 0BB		
Min Size:	248 SqM	Min Size:	2,669 SqFt
Max size:	560 SqM	Max size:	6,028 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Trevor Dawson
Car Parking:	Unknown		General Enquiries Tel: 01254 681133

Description:

A well-established Business Centre with an impressive specification and excellent parking. The imposing entrance to the Business Centre is fully manned and self-contained suites are available on the first floor from 248 sq. ft. Suites can be combined and have the benefit of the potential use of meeting, seminar rooms and the break-out areas on the ground floor.

Accommodation
Suites sizes are as follows
248 sq ft
334 sq ft
430 sq ft
560 sq ft



Reference:	1031213	Status:	AVAILABLE
Address:	Bacup Christ Church, Beech Street, Bacup, OL13 9DR		
Min Size:	0 SqFt	Min Size:	0 SqM
Max size:	4431 SqFt	Max size:	412 SqM
Usage:	Other, Leisure and Tourism	Tenure:	Freehold £125,000 Offers in the region of
Categories:		Agents:	<ul style="list-style-type: none"> • WT Gunson Chartered Surveyors Neale Sayle • W T Gunson & Sons
Car Parking:	Unknown		
Description:	<p>The property comprises a substantial Grade II listed former church building on a site of approx. 0.34 acre. The church was originally built in 1854 as a place of worship and is of stone construction beneath a pitched slate roof.</p> <p>The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc.</p> <p>Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority.</p> <p>The land to the north of the church has received planning permission for residential development. A condition of the approval is that off-road parking for nine cars is to be provided by the developers on an area immediately adjacent to the church, for use by the occupiers of the church property.</p>		



Reference:	26061	Status:	AVAILABLE
Address:	20 King Street, Bacup, Lancashire, OL13 0AH		
Min Size:	35 SqM	Min Size:	377 SqFt
Max size:	35 SqM	Max size:	377 SqFt
Usage:	Retail, Office	Tenure:	
Categories:		Agents:	• Daughter Properties
Car Parking:	Unknown		Mr Matthew Ryder Tel: 01706 872816

Description:

Bacup Town Centre. Fully Refurbished in 2017. Parking front and rear. Accessible entrance. Kitchen and Toilet. UPVC double glazed. Power coated aluminium shop fronts. Internal key operated security shutters. Smoke alarm. Heavy foot fall due to Morrisons and B&M Bargains.



Reference:	26062	Status:	AVAILABLE
Address:	22 King Street, Bacup, Lancashire, OL13 0AH		
Min Size:	42 SqM	Min Size:	452 SqFt
Max size:	42 SqM	Max size:	452 SqFt
Usage:	Retail, Office	Tenure:	
Categories:		Agents:	• Daughter Properties
Car Parking:	Unknown		Mr Matthew Ryder Tel: 01706 872816

Description:

Bacup Town Centre. Double Fronted. Fully Refurbished in 2017. Parking front and rear. Accessible entrance. Kitchen and Toilet. UPVC double glazed. Power coated aluminium shop fronts. Internal key operated security shutters. Smoke alarm. Heavy foot fall due to Morrisons and B&M Bargains.



Reference:	1031080	Status:	AVAILABLE
Address:	Shop 3, 3 Market Street, Bacup, Rossendale, Lancashire, OL13 8EX		
Min Size:	74 SqM	Min Size:	797 SqFt
Max size:	74 SqM	Max size:	797 SqFt
Usage:	Retail, Office	Tenure:	Leasehold £395.00 Per Month
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Unknown		Main Contact Tel: 01706 211368

Description:

First and second floor shop/office, Clear rooms with lots of natural light, Own separate access at rear, Overlooking the Town Centre.



Reference:	25558	Status:	UNDER OFFER
Address:	Retail/Office Premises, 6-8 St James Square, Bacup, Lancashire, OL13 9AA		
Min Size:	150 SqM	Min Size:	1,615 SqFt
Max size:	150 SqM	Max size:	1,615 SqFt
Usage:	Retail, Office	Tenure:	Leasehold £9,500 Per Annum Freehold £80,000 Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors
Car Parking:	Unknown		Main contact Tel: 01282 458007

Description:

Ground floor property within a three storey building of traditional construction with stone faced elevations beneath a pitched slate roof. The property has been extended to the rear beneath a flat felt covered roof.

Divided to provide entrance lobby, general office, various private offices, stores, staff facilities.

Net Interanl Floor Area
150.05 Sq m (1,620 Sq ft)

Many of the internal walls are non structural and could be removed to create a more open plan office or retail area. All mains services are available. The property is heated via a gas fired hot water central heating system. It is the prospective purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose. It is the prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the local planning authority.



Reference:	1031575	Status:	AVAILABLE
Address:	Retail Premises, 3 St James Street, Bacup, Rossendale, Lancashire, OL13 9NJ		
Min Size:	288 SqFt	Min Size:	27 SqM
Max size:	288 SqFt	Max size:	27 SqM
Usage:	Retail	Tenure:	
Categories:		Agents:	• Johnson Fellows Chartered Surveyors Chris Gaskell Tel: 0121 643 9337
Car Parking:	Unknown		

Description:

The property is located in Bacup which is located 6.4 miles north of Rochdale and 21 miles east of Preston. The property occupies position on the established shopping parade of St James Street with the benefit of on street parking.

The property has recently undergone a full refurbishment and comprises a four storey end of terrace brick built building arranged over basement, ground, first and second floors.

The subject premises have the following approximate areas and dimensions:-

Net Frontage 4.16 m 13' 7"

Shop Depth (max) 5.48 m 17' 11"

Internal Width (max) 5.07 m 16' 7"

Ground Floor Sales 26.76 sq m 288 sq ft

Ground Floor Ancillary 18.49 sq m 199 sq ft

Basement Store 11.63 sq m 125 sq ft

First Floor Storage & Kitchen 38.18 sq m 410 sq ft

Second Floor Attic 47.96 sq m 516 sq ft



Reference:	1031082	Status:	AVAILABLE
Address:	Retail Premises, 7 Market Street, Bacup, Rossendale, Lancashire, OL13 8EX		
Min Size:	334 SqM	Min Size:	3,595 SqFt
Max size:	334 SqM	Max size:	3,595 SqFt
Usage:	Retail	Tenure:	Leasehold £750.00 Per Month
Categories:		Agents:	• B & E Boys Ltd Main Contact Tel: 01706 211368
Car Parking:	Unknown		

Description:

Main road access, rear loading access through metal secure personnel door.

Cellar storage 200 sq ft



Reference:	1031075	Status:	AVAILABLE
Address:	4 Bankside Lane, Bacup, Rossendale, Lancashire, OL13 8GR		
Min Size:	335 SqM	Min Size:	3,606 SqFt
Max size:	335 SqM	Max size:	3,606 SqFt
Usage:	Retail, Office	Tenure:	Leasehold £4,420 Per Annum
Categories:		Agents:	• Ryder & Dutton
Car Parking:	Unknown		Main Contact Tel: 01706 227999

Description:

The premises comprise a shop/office property, extending to 33sq m (358sq ft) or thereabouts. The property would be ideally suited to a small business looking to trade or base themselves in Bacup village centre. the property is in very good condition throughout and has been redecorated recently. Free parking is available within easy walking distance.



Reference:	1031081	Status:	AVAILABLE
Address:	Shop Premises, 7a Market Street, Bacup, Rossendale, Lancashire, OL13 8EX		
Min Size:	511 SqM	Min Size:	5,500 SqFt
Max size:	511 SqM	Max size:	5,500 SqFt
Usage:	Retail	Tenure:	Leasehold £1,000.00 Per Month
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Unknown		Main Contact Tel: 01706 211368

Description:

Shop premises in town centre position.



Reference:	26016	Status:	AVAILABLE
Address:	Edenwood Lane, Off Bolton Road North, Ramsbottom, Lancashire, BL0 0EX		
Min Size:	1.8 Acres	Min Size:	0.73 Hectares
Max size:	1.8 Acres	Max size:	0.73 Hectares
Usage:	Land	Tenure:	
Categories:		Agents:	• Nolan Redshaw Ltd
Car Parking:	Unknown		Mr Paul Nolan Tel: 0161 763 0828

Description:

This is the site of the former Edenwood Mill. It is within a tree lined valley area adjacent to an attractive stream. This is a unique opportunity to purchase a brownfield site in a green belt location. Edenwood was granted planning permission for a refurbishment scheme to provide 25 large apartments. The permission has now expired.



Reference:	25992	Status:	AVAILABLE
Address:	Stubbins Vale Mill, Stubbins Vale Road, Ramsbottom, Bury, BL0 0NT		
Min Size:	931 SqM	Min Size:	10,021 SqFt
Max size:	931 SqM	Max size:	10,021 SqFt
Usage:	Office	Tenure:	Leasehold £70,000 Per Annum
Categories:		Agents:	• Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Yes		• Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Description:			

Excellent self-contained offices in an attractive former mill offering a range of accommodation totalling 10,024 sq ft (931 sq m). Options to divide the accommodation would be considered, as would reconfiguring the layout if necessary.

The property features a formal entrance and reception, offices, board room, two canteens, two sets of male and female wc's, shower room and ancillary spaces. The property has data cabling throughout which feeds to an air-conditioned server room.

There are 31 designated parking spaces.

10,024 Sq Ft (931.23 Sq M)
Excellent Self Contained offices/Headquarters/Call Centre CA
10,024 sq ft (931 sq m) All Ground Level
Options to splitconsidered
31 Allocated Parking Spaces
Formal Entrance with Reception, Multiple Offices & Facilities
Trunking & Data Cabling



Reference:	14679	Status:	AVAILABLE
Address:	Springvale Mill, Waterside Road, Haslingden, Lancashire, BB4 5EZ		
Min Size:	19 SqM	Min Size:	205 SqFt
Max size:	232 SqM	Max size:	2,497 SqFt
Usage:	Industrial	Tenure:	Leasehold Subject to Negotiation
Categories:	Assisted Area!	Agents:	• Mr J Entwistle Mr Justin Entwistle Tel: 01253 700217
Car Parking:	Yes		

Description:

Various ground, first and second floor units. Good access but not 'drive-in' style

Website: www.darinltd.com



Reference:	1031057	Status:	AVAILABLE
Address:	Unit 1, Dewan Industrial Estate, York Avenue, Haslingden, Rossendale, Lancashire, BB4 4JG		
Min Size:	53 SqM	Min Size:	570 SqFt
Max size:	53 SqM	Max size:	570 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		

Description:

AVAILABLE FROM APRIL 2018

Single storey unit of brick construction with mono pitched roof. Internal full height concrete black walls, single w.c. Access via manual roller shutter 3.65m wide x 3.63m high. Loading and parking on a shared concreted yard.



Reference:	26031	Status:	AVAILABLE
Address:	Taylor Court, Carrs Industrial Estate, Todd Hall Road, Haslingden, Rossendale, Lancashire, BB4 5LA		
Min Size:	116 SqM	Min Size:	1,249 SqFt
Max size:	232 SqM	Max size:	2,497 SqFt
Usage:	Industrial	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Ellerby, Chloe Chloe Ellerby Tel: 0161 220 1999
Car Parking:	Unknown		

Description:

The property comprises modern industrial units with roller shutter door access and mezzanine. Located on Carrs Industrial Estate. Excellent loading facilities.

Unit 5 (2,500sqft) - £160,000
Unit 10 (1,250sqft) - £89,750
Unit 11 (1,250sqft) - £89,750



Reference:	20701	Status:	AVAILABLE
Address:	Springvale Mill, Waterside Road, Haslingden, Lancashire, BB4 5EZ		
Min Size:	119 SqM	Min Size:	1,281 SqFt
Max size:	313 SqM	Max size:	3,369 SqFt
Usage:	Industrial	Tenure:	Leasehold £160.00 - £300.00 Per Week
Categories:	Assisted Area!	Agents:	• Mr J Entwistle Mr Justin Entwistle Tel: 01253 700217
Car Parking:	Yes		

Description:

Unit 1 - Large Unit 53ft x 63.6ft (3370sq ft) with very good drive in access by 2 large roller shutter doors 14ft high by 14ft wide. Guide price is £300 per week plus VAT and Services. Please ring for a No Obligation viewing. This Unit is available at a special price for a limited time.

Unit 6 - (1278sq ft) - Very good drive in access with large 11.6ft high by 16ft wide roller shutter door. Access of a yard area. Guide price is £160.00 per week plus VAT and Services. This Unit is available at a special price for a limited time.

Unit 17 - (2283sq ft) - Very good drive in access with 9ft high by 16ft wide roller shutter door. Guide price is £160.00 per week plus VAT and Services. Please ring for a No Obligation viewing. This Unit is available at a special price for a limited time.



Website: www.darinltd.com

Reference:	25630	Status:	AVAILABLE
Address:	Unit 1, Deardengate Court, Rear Of Deardengate, Haslingden, Rossendale, Lancashire, BB4 5QN		
Min Size:	132 SqM	Min Size:	1,421 SqFt
Max size:	132 SqM	Max size:	1,421 SqFt
Usage:	Industrial	Tenure:	Leasehold £8,000 Per Annum
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		

Description:

Convenient town centre workshop/store. Gated frontal yard area, free parking in close proximity. Situated to the rear of Deardengate behind No's 5-7. The property is accessed via Ratcliffe Fold. Haslingden town centre and all its amenities are within walking distance. Lock up workshop/storage unit accessed via a roller shutter door on the front elevation. Internally the property is partitioned to provide various rooms/offices. Kitchen area and staff wc's. All mains services are available with exception of gas.

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.



Reference:	26101	Status:	AVAILABLE
Address:	Basement, 67 Deardengate, Haslingden, Rossendale, Lancashire, BB4 5SN		
Min Size:	155 SqM	Min Size:	1,668 SqFt
Max size:	155 SqM	Max size:	1,668 SqFt
Usage:	Industrial, Leisure and Tourism	Tenure:	
Categories:		Agents:	• Whiteacres Property Mr Jonathan Wolstencroft Tel: 01282 428486
Car Parking:	Unknown		

Description:

A former bank basement located in Haslingden Town Centre. The basement is accessed from the rear of Deardengate with a new composite door. Internally the basement comprises of a large open plan room, former toilet facilities, large walk-in safe and storeroom. The property is available for immediate occupation and is suitable for storage, light workshop use or as a gym/fitness facility. The in-going tenants would have to satisfy themselves that the property has the necessary planning consent for their proposed use.



Reference:	26035	Status:	AVAILABLE
Address:	Unit 6 , Waterside Road Industrial Estate, Waterside Road, Haslingden, Rossendale, Lancashire, BB4 5EN		
Min Size:	510 SqM	Min Size:	5,490 SqFt
Max size:	510 SqM	Max size:	5,490 SqFt
Usage:	Industrial	Tenure:	Leasehold £28,000 Per Annum + VAT
Categories:		Agents:	• Ellerby, Chloe Chloe Ellerby Tel: 0161 220 1999
Car Parking:	Unknown		

Description:

The modern steel framed units provide an open warehouse with roller shutter door access, loading bay and communal forecourt in addition there is provision for the parking of 5 vehicles. Two storey offices front the units.

Unit 6 - 5,500 sq ft



Reference:	1031657	Status:	AVAILABLE
Address:	2 St Crispin Way, Haslingden, Rossendale, Lancashire, BB4 4PW		
Min Size:	2589 SqM	Min Size:	27,868 SqFt
Max size:	2589 SqM	Max size:	27,868 SqFt
Usage:	Industrial	Tenure:	Freehold £875,000 Offers in the region of
Categories:		Agents:	• Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Yes		

Description:

The premises comprises two adjoining , interconnecting buildings that can best be described as follows:

Building 1:

Single storey modern warehouse of steel portal frame construction.

Access via 1 x level access roller shutter.

8.7 metres to the underside of the haunch.

Steel and timber mezzanine floor is currently in situ which can be removed if required.

Building 2:

Modern warehouse of steel portal frame construction that has been split on the ground floor to provide the following:

Staff welfare facilities, training rooms and a number of meeting rooms.

Warehouse area which currently has a timber and steel mezzanine floor throughout (can be removed).

Access via 1 x level access roller shutter.

7 metres to the underside of the haunch.

The first floor comprises open plan offices with a number of small meeting rooms.

High quality offices with suspended ceilings, inset comfort cooling and recessed



Reference:	1031297	Status:	AVAILABLE
Address:	Unit 3, Commerce Street, Haslingden, Rossendale, Lancashire, BB4 5JT		
Min Size:	4131 SqFt	Min Size:	384 SqM
Max size:	4131 SqFt	Max size:	384 SqM
Usage:	Industrial	Tenure:	Leasehold £15,000 Per Annum
Categories:		Agents:	• Taylor Weaver Mr Alex Taylor Tel: 01254 699030
Car Parking:	Unknown		

Description:

The premises comprise a modern single storey industrial building, constructed on a steel portal frame with insulated profile steel cladding to both walls and roof, including double skin translucent roof panels. The unit is block partitioned to create 2 units but can be opened up to become one single unit if required. Access to each unit is via a manually operated sectional up and over doors. Internally the premises comprise painted concrete floor, internal blockwork walls to a height of 2m and minimum internal eaves height of 14ft. Unit 3 includes 1,130 sq ft of ground floor office accommodation with mezzanine storage above. Externally a large concrete surfaced yard area is located to the rear of the property.



Reference:	1031503	Status:	AVAILABLE
Address:	Former Rosso Depot, Knowsley Park Way, Haslingden, Rossendale, Lancashire, BB4 4RS		
Min Size:	5541 SqM	Min Size:	59,643 SqFt
Max size:	5541 SqM	Max size:	59,643 SqFt
Usage:	Industrial	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Yes		

Description:

A modern detached high specification industrial/warehouse unit of propped steel portal frame construction beneath an insulated profile metal roof and incorporating insulated metal clad elevations with low level internal blockwork to the warehouse area.

To the front is two storey office/amenity space which benefits from the provision of suspended ceilings, incorporating recessed fluorescent strip lighting, double glazed windows carpeted floors and gas fired central heating.

The warehouse area has an eaves height of 20 feet, benefits from the provision of extensive power distribution, heating and lighting, vehicle inspection pit together with loading access via dock and ground level loading doors leading onto the large secure concreted yard.

A substantial mezzanine floor has been constructed within the premises which is of concrete and steel frame construction.



Two Storey Offices

Reference:	1031661	Status:	AVAILABLE
Address:	Plantation House, Flip Street, Haslingden, Rossendale, Lancashire, BB4 5EJ		
Min Size:	9224 SqFt	Min Size:	857 SqM
Max size:	9224 SqFt	Max size:	857 SqM
Usage:	Industrial	Tenure:	Leasehold £32,250 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Unknown		General Enquiries Tel: 01254 699030

Description:

The property comprises a single storey modern industrial/warehouse unit providing 9,224 sq.ft of space.

It has the benefit of a solid concrete floor, strip lighting, suspended ceiling in rear bays and roller shutter door (to be installed).

Externally there is a good sized parking and loading area with access from Bentwood Road.

The premises are situated on the popular Carrs Industrial Estate, which fronts the A56(M) on the outskirts of Haslingden.



Reference:	1031662	Status:	AVAILABLE
Address:	Unit 3a, Underbank Way, Haslingden, Rossendale, Lancashire, BB4 5HR		
Min Size:	12229 SqFt	Min Size:	1,136 SqM
Max size:	12229 SqFt	Max size:	1,136 SqM
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Taylor Weaver
Car Parking:	Unknown		General Enquiries Tel: 01254 699030

Description:

The premises comprise a part two storey, part single storey, modern industrial and office buildings which can best be described as follows:

Building A

2 storey, constructed on steel frame with insulated steel cladding to both walls and roof. The ground floor comprises reception, toilets and workshop area. the first floor is offices and toilets.

Building B

Single storey portal frame building with insulated metal cladding. Access via 2 sectional loading doors. internal eaves 10'.

Building C

Single storey industrial building with mono-pitch roof

Building D

Rear entrance with glazed elevations

Externally a large tarmac surfaced car park is located to the rear with additional



Reference:	1031607	Status:	AVAILABLE
Address:	Land At , 1 Helmshore Road, Haslingden, Rossendale, Lancashire, BB4 5EA		
Min Size:	0.09 Hectares	Min Size:	0.22 Acres
Max size:	0.09 Hectares	Max size:	0.22 Acres
Usage:	Land	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Unknown		

Description:

The site is prominently located on Helmshore Road (B6214) adjacent to the well established Texaco petrol filling station. Haslingden town centre and all its amenities are within a short distance and the A56 Haslingden by-pass is within half a mile.

A recently cleared site which is prominently situated, offering an excellent trading position for a variety of users.

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



Reference:	1031660	Status:	AVAILABLE
Address:	Land Off, Bentwood Road, Carrs Industrial Estate, Haslingden, Rossendale, Lancashire, BB4 5LA		
Min Size:	0.1 Acres	Min Size:	0.04 Hectares
Max size:	0.1 Acres	Max size:	0.04 Hectares
Usage:	Land	Tenure:	Leasehold £3,000 Per Annum Freehold £15,000 Contact Agent
Categories:		Agents:	• Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Unknown		

Description:

The land is located close to the entrance of Carrs Industrial Estate, off the A56M, at the junction of Todd Hall Road and Bentwood Road. See location plan.

The site comprises a parcel of land running parallel to Bentwood Road, comprising part tarmac surfaced, part grassed area.

The gross site area has been calculated to be 0.1 acres and has previously been used for parking.



Reference:	22988	Status:	AVAILABLE
Address:	Prinney Mill Works, Blackburn Road, Haslingden, Rossendale, Lancashire, BB4 5HL		
Min Size:	21 SqM	Min Size:	226 SqFt
Max size:	117 SqM	Max size:	1,259 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Yes		

Description:

A three storey refurbished mill of stone and brick construction developed to create office and workspace with the second floor forming open plan suites with exposed wooden trusses. At first floor two smaller offices.



First Floor Offices

21.18 sq m (228 sq ft)

23.78 sq m (256 sq ft)

Shared w.c's and kitchen facilities

Second Floor Offices

45.71 sq m (492 sq ft)

50.63 sq m (545 sq ft)

116.68 sq m (1,256 sq ft)

Parking on the rear car park. Prinney Hill Works is located on the A680 Blackburn Road to the north of Haslingden town centre. The dual carriageway A56 roundabout leading to the M66 is approximately five minutes travelling distance. All mains services are available to the building.

Reference:	23577	Status:	AVAILABLE
Address:	Wavell Business Centre, Holcombe Road, Helmshore, Rossendale, Lancashire, BB4 4NB		
Min Size:	46 SqM	Min Size:	495 SqFt
Max size:	46 SqM	Max size:	495 SqFt
Usage:	Office	Tenure:	Leasehold £6.50 Per Sqft
Categories:		Agents:	• Trevor Dawson General Enquiries Tel: 01254 681133
Car Parking:	Yes		

Description:

Modern generally open plan accommodation available on a split or floor-by-floor basis with separate entrances, being fully fitted with double glazing and air conditioning together with suspended ceilings and IT cabling.

A variety of sizes are available from 500 sq ft upwards with excellent car parking in an attractive, pleasant environment.



Reference:	17206	Status:	AVAILABLE
Address:	Link 665, Carrs Industrial Estate, Haslingden, Rossendale, Lancashire, BB4 5JT		
Min Size:	86 SqM	Min Size:	926 SqFt
Max size:	161 SqM	Max size:	1,733 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:	Relocation.	Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Link 665 is a high specification building remodelled to provide high quality office space. Internally the accommodation is sub-divided to provide a number of open plan offices off an imposing reception area. Each Suite benefits from gas fired central heating, comfort cooling and suspended ceilings with integral lighting. The property has a full security system, access control and CCTV, ample parking with new WC and kitchen facilities.

Suite 5 - 86 sq m (925 sq ft)
Suite 7 - 87 sq m (940 sq ft)
Suite 9 - 161 sq m (1743sq ft)



Reference:	25631	Status:	AVAILABLE
Address:	First Floor, Over 5-7 Deardengate , Haslingden , Rossendale, Lancashire, BB4 5QN		
Min Size:	88 SqM	Min Size:	947 SqFt
Max size:	88 SqM	Max size:	947 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors
Car Parking:	Unknown		Main contact Tel: 01282 458007

Description:

Large open plan office within the first floor of this landmark town centre building. To the rear of the main offices is a small meeting room and the property also benefits from a kitchen/canteen area. WC facilities are on the second floor shared with other occupiers within the building.



Reference:	26041	Status:	AVAILABLE
Address:	The Manse, 31 Manchester Road, Haslingden, Rossendale, Lancashire, BB4 5SL		
Min Size:	297 SqM	Min Size:	3,197 SqFt
Max size:	297 SqM	Max size:	3,197 SqFt
Usage:	Office	Tenure:	Freehold £325,000 Offers in the region of
Categories:		Agents:	• Trevor Dawson
Car Parking:	Yes		General Enquiries Tel: 01254 681133

Description:

This imposing three-storey property is full of character, being of traditional stone construction beneath a slate roof, occupying a central position within a substantial landscaped plot with parking provision. Viewing is highly recommended in order to appreciate the full potential on offer with this property which is currently utilised as business premises. The spacious office accommodation comprises three main offices on the ground floor with fitted kitchen and rear storage room. Leading from the central entrance foyer is an attractive staircase to the first floor where there are two private offices and a larger open plan office which all benefit from excellent natural light. To the rear are two toilet washrooms which have previously been occupied as bathrooms under the previous residential use. The second floor has four offices and meeting rooms with useful storage provision. A gas hot water central heating system has been installed. The property is currently occupied as Class B1 offices under the Town and Country Planning Act. The property has the benefit of planning consent from Rossendale Borough Council (Application No 2016/0262) for a change of use to a residential dwelling. Further details are available from Rossendale Borough Council who can be



Reference:	23920	Status:	AVAILABLE
Address:	Rising Bridge Business & Enterprise Village, Units 8 & 9, Blackburn Road, Haslingden, Rossendale, Lancashire, BB5 2SW		
Min Size:	322 SqM	Min Size:	3,466 SqFt
Max size:	322 SqM	Max size:	3,466 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors
Car Parking:	Yes		Mr Brent Forbes Tel: 01282 456677

Description:

The property has been constructed to a high specification offering all modern office facilities including dual air conditioning/heating units , high speed internet access, CAT 5 wiring and data cabling suitable for telephone and computer networks. Internally the accommodation comprises of open plan office accommodation to the ground and first floors, together with a break out kitchen area and separate male and female WC facilities to the ground floor.

Unit 8 - 321.9 sq m (3465 sq ft)
Unit 9 - 321.9 sq m (3465 sq ft)



Reference:	25853	Status:	AVAILABLE
Address:	12 Regent Street, Haslingden, Rossendale, Lancashire, BB4 5HQ		
Min Size:	330 SqM	Min Size:	3,552 SqFt
Max size:	330 SqM	Max size:	3,552 SqFt
Usage:	Office	Tenure:	Freehold £199,950 May Sell
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Mr Jonathan Gold Tel: 0161 764 4440 • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Unknown		
Description:			

A substantial stone built mixed use commercial property in Haslingden town centre. The accommodation briefly comprises a variety of offices and stores over two floors, domestic kitchen on the first floor and pleasant 2 bed living accommodation on the second floor. The property has seen some refurbishment and is currently occupied by the vendor's business. This property would suit a business looking to purchase dedicated office accommodation or investors with potential for complete residential conversion.



Reference:	26102	Status:	UNDER OFFER
Address:	Ground Floor Office, 53 Deardengate, Haslingden, Rossendale, Lancashire, BB4 5QN		
Min Size:	848 SqFt	Min Size:	79 SqM
Max size:	848 SqFt	Max size:	79 SqM
Usage:	Office	Tenure:	Leasehold £5,100 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440 • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Unknown		
Description:			

Stone-built office premises which as formerly been occupied as a retail premises and can be reverted (subject to planning approval). Positioned on the main high street in the heart of Haslingden, close to a variety of local businesses and nationally recognised brands, including TSB and Greggs, the property comprises of c.402 sq/ft (37.43 sq/m) of ground floor space including kitchen/WC facilities and a full size basement/cellar/workshop (suitable for a variety of uses and currently used as a storage facility).

The A680 leads directly to the Haslingden Bypass (A56) which eventually joins the M66, connecting Rossendale with the wider North West. Manchester city centre is approximately 18 miles to the south and Preston is approximately 18 miles north-west of the premises (both Preston and Manchester can be reached in under 45 minutes at most times of the day).



<http://www.visithaslingden.com/>

Reference:	1031499	Status:	AVAILABLE
Address:	Imperial House, Holcombe Road, Helmshore, Rossendale		
Min Size:	7340 SqFt	Min Size:	682 SqM
Max size:	7340 SqFt	Max size:	682 SqM
Usage:	Office	Tenure:	Leasehold £11.50 Per Sqft Freehold £700,000
Categories:		Agents:	• Nolan Redshaw Mr Jonathan Pickles Tel: 0161 763 0825
Car Parking:	Yes		

Description:

The property comprises of a modern, two-storey office building of traditional construction with reconstituted stone elevations and timber trussed roof clad in concrete tiles. The windows are UPVC double glazed and the floors throughout are concrete. The premises are approximately 12 years old with hot/cold air conditioning and comprise of a mixture of open plan and cellular offices with toilets on each floor and an 8 person passenger lift. Externally, there are landscape grounds and approximately 32 car parking spaces and 2 disabled spaces.

Furniture is available by separate negotiation.



Reference:	1031374	Status:	AVAILABLE
Address:	34-36 Deardengate, Haslingden, Lancashire, BB4 5QJ		
Min Size:	0 Rooms	Min Size:	0 Rooms
Max size:	0 Rooms	Max size:	0 Rooms
Usage:	Other	Tenure:	Freehold
Categories:		Agents:	• Pugh & Company Mr David Hodgkinson
Car Parking:	Unknown		

Description:

Freehold three storey (plus basement) corner located town centre retail & residential property which comprises a vacant former bank over ground & basement levels which has planning consent for a change of use to a café / bar plus two separately accessed & self contained 2 x 2 bedroom residential flats which require some finishing works.



Reference:	26067	Status:	AVAILABLE
Address:	Ground Floor Sales Area, 39 Deardengate , Haslingden, Rossendale, Lancashire, BB5 8QN		
Min Size:	46 SqM	Min Size:	495 SqFt
Max size:	46 SqM	Max size:	495 SqFt
Usage:	Retail	Tenure:	Leasehold £6,750 Per Annum
Categories:		Agents:	• Trevor Dawson General Enquiries Tel: 01254 681133
Car Parking:	Yes		

Description:

A ground floor retail outlet with a full gazed frontage that has previously been occupied as a greengrocers. The retail space is open plan with a Kitchen facility to the rear, with useful basement storage and toilet. To the rear of the property there is car parking for two vehicles and loading is from a communal yard shared with the town's market. Free parking is available to the front of the shop on Deardengate.



Reference:	26103	Status:	AVAILABLE
Address:	Former Santander, 18 Manchester Road, Haslingden, Rossendale, Lancashire, BB4 5ST		
Min Size:	62 SqM	Min Size:	667 SqFt
Max size:	62 SqM	Max size:	667 SqFt
Usage:	Retail, Office	Tenure:	Freehold £90,000 Plus VAT
Categories:		Agents:	• Pugh Auctions Paul Parker • Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		
Description:	To be offered by auction.		

Freehold town centre two storey end of terrace retail & residential property comprising ground floor former building society plus a separately accessed / self contained 2 bedroom flat to the first floor which requires refurbishment. The whole of the property is offered with vacant possession.



Reference:	26066	Status:	AVAILABLE
Address:	Ground Floor Shop & Upper Floor Salon, 39 Deardengate , Haslingden, Rossendale, Lancashire, BB5 8QN		
Min Size:	160 SqM	Min Size:	1,722 SqFt
Max size:	160 SqM	Max size:	1,722 SqFt
Usage:	Retail	Tenure:	Freehold £120,000 Contact Agent
Categories:		Agents:	• Trevor Dawson
Car Parking:	Yes		General Enquiries Tel: 01254 681133

Description:

Attractive mid-terraced, three-storey property of traditional stone construction under a pitched slate roof. Comprises a ground floor former greengrocer's shop which is currently vacant and ready for occupation. Open plan sales area with rear kitchen. To the rear of property is provision for loading to the communal yard and parking for two vehicles.



Reference:	25602	Status:	AVAILABLE
Address:	Restaurant With Dev Opportunity, 16 Regent Street, Haslingden, Rossendale, Lancashire, BB4 5HQ		
Min Size:	322 SqM	Min Size:	3,466 SqFt
Max size:	322 SqM	Max size:	3,466 SqFt
Usage:	Retail	Tenure:	Freehold £175,000 Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors
Car Parking:	Unknown		Main Contact Tel: 01282 456677

Description:

The property comprises of an end terraced substantial stone built property under a pitched slate roof. The spacious ground floor accommodation benefits from a substantial lounge area with bar, restaurant, together with a spacious reception area and separate kitchen. On the first floor additional restaurant seating has been created however this could be easily converted to residential accommodation if necessary. The second floor has been used as storage for the restaurant however again could be used to create further residential accommodation. The property has a rear yard/garden and a large storage area by way of a basement.

Lounge (181.91 sqft) 16.90 sq m, Bar (81.81 sq ft) 7.60 sq m, Restaurant (489.76 sq ft) 45.50 sq m, Kitchen (108.72 sq ft) 10.10 sq m, Storage (55.97 sq ft) 5.20 sq m
First Floor
Balcony (191.60 sq ft) 17.80 sq m, Restaurant (491.91 sq ft) 45.70 sq m, Toilets (217.43 sq ft) 20.20 sq m
Second Floor
Storage (1.041 sq ft) 96.80 sq m. Basement (613.54 sq ft) 57.00 sq m



Reference:	25829	Status:	AVAILABLE
Address:	Unit 4, The Corn Exchange, Robert Street , Rawtenstall, Rossendale, Lancashire		
Min Size:	53 SqM	Min Size:	570 SqFt
Max size:	53 SqM	Max size:	570 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Unknown		Main Contact Tel: 01706 211368

Description:

Ground Floor Unit suitable for storage/light engineering/warehouse. Single Phase electrics. Double sliding doors. Vehicle Pit. Solid concrete floor.



Reference:	25949	Status:	AVAILABLE
Address:	Unit 29, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	71 SqM	Min Size:	764 SqFt
Max size:	71 SqM	Max size:	764 SqFt
Usage:	Industrial	Tenure:	Leasehold £5,000 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space. Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door. This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.



Reference:	15920	Status:	AVAILABLE
Address:	Brookside Business Park, Burnley Road, Rawtenstall		
Min Size:	74 SqM	Min Size:	797 SqFt
Max size:	372 SqM	Max size:	4,004 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Entwistle Rents Mr C D Gillespie Tel: 01706 213276
Car Parking:	Yes		

Description:

High Quality Industrial Units with all services connected including cabling and ample car park. Several Units available, sizes ranging from 800 - 4000 sq ft with toilets/separate offices, some secure parking and external lighting.

Reference:	25854	Status:	AVAILABLE
Address:	Unit 7 , New Hall Hey Industrial Park, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HL		
Min Size:	149 SqM	Min Size:	1,604 SqFt
Max size:	149 SqM	Max size:	1,604 SqFt
Usage:	Industrial	Tenure:	Leasehold £9,500 Per Annum
Categories:		Agents:	• Pearson Ferrier Commercial Mr Jonathan Gold Tel: 0161 764 4440 • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Yes		

Description:

A modern industrial unit with excellent access from the nearby motorway network. The floor area measures 1,614 sq ft (149.94 sq m) and is accessed through an electrically operated up and over shutter door and separate personnel door to the rear of the unit. Internally comprises, three offices and storage areas, loading bay, kitchen and wc. There is ample on site parking.



Reference:	25945	Status:	AVAILABLE
Address:	Unit 7, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	150 SqM	Min Size:	1,615 SqFt
Max size:	150 SqM	Max size:	1,615 SqFt
Usage:	Industrial	Tenure:	Leasehold £9,500 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space. Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door. This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.



Reference:	25946	Status:	AVAILABLE
Address:	Unit 12, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	203 SqM	Min Size:	2,185 SqFt
Max size:	203 SqM	Max size:	2,185 SqFt
Usage:	Industrial	Tenure:	Leasehold £14,250 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space. Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door. This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.



Reference:	25947	Status:	AVAILABLE
Address:	Unit 12a, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	211 SqM	Min Size:	2,271 SqFt
Max size:	211 SqM	Max size:	2,271 SqFt
Usage:	Industrial	Tenure:	Leasehold £15,000 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space. Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door. This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.



Reference:	25944	Status:	AVAILABLE
Address:	Unit 5, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	242 SqM	Min Size:	2,605 SqFt
Max size:	242 SqM	Max size:	2,605 SqFt
Usage:	Industrial	Tenure:	Leasehold £16,000 Per Annum
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space. Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door. This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.



Reference:	25990	Status:	AVAILABLE
Address:	New Hall Hey Business Park, Unit 5, New Hall Hey Road, Rossendale, BB4 6HL		
Min Size:	243 SqM	Min Size:	2,616 SqFt
Max size:	243 SqM	Max size:	2,616 SqFt
Usage:	Industrial	Tenure:	Leasehold £16,000 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440 • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Yes		
Description:			

A well presented modern light industrial unit with a floor area of 2,614 sq/ft (242.84 sq/m). The unit is accessed by an electrically operated sectional shutter door along with a personnel door, an accessible wc and a gas heater. On site parking is available along with a shared service area. The site offers 24/7 access and is secured by CCTV.

NB - photographs are of other units on site and may not represent the unit described above.



Reference:	25501	Status:	AVAILABLE
Address:	New Hall Hey Industrial Estate, Unit 13 & Unit 21, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HL		
Min Size:	283 SqM	Min Size:	3,046 SqFt
Max size:	283 SqM	Max size:	3,046 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> • Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Unknown		
Description:			

Description

New Hall Hey Industrial Estate is located in a well established commercial area. The modern units benefit from electrically operated up and over doors with separate personnel access, open floor space and WC Facilities. Some have office/kitchen facilities and gas heaters.

The site benefits from 24 hour access and is secured out of hours by CCTV which is monitored locally.

Accommodation

Unit 13 - 2,272 sq ft
Unit 21 - 775 sq ft

Lease Terms

The accommodation is available to let by way of a full repairing and insuring lease for a term to be agreed. Short term lettings are available by negotiation.



Reference:	25989	Status:	AVAILABLE
Address:	New Hall Hey Business Park, Unit 14-17, New Hall Hey Road, Rossendale, BB4 6HL		
Min Size:	806 SqM	Min Size:	8,676 SqFt
Max size:	806 SqM	Max size:	8,676 SqFt
Usage:	Industrial	Tenure:	Leasehold £50,000 Per Annum
Categories:	3 Phase Electricity	Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440 • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Yes		
Description:			

A generously sized, well presented modern light industrial unit with a floor area of 8,676 sq/ft (806 sq/m). The unit is accessed by an electrically operated sectional shutter door along with a personnel door, an accessible wc and a gas heater. On site parking is available along with a shared service area. The site offers 24/7 access and is secured by CCTV.

NB - photographs are of other units on site and may not represent the unit described above.



Reference:	1031351	Status:	AVAILABLE
Address:	Unit Behind, 225 Bacup Road, Rawtenstall, Lancashire, BB4 7PA		
Min Size:	950 SqFt	Min Size:	88 SqM
Max size:	950 SqFt	Max size:	88 SqM
Usage:	Industrial, Garage	Tenure:	Leasehold £7,200 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Unknown		
Description:			

A 950 sq/ft (88.3 sq/m) unit, backing onto Bocholt Way. The unit is accessed through a fitted 6m wide x 3.2m high remote control operated shutter door and secure personnel door. The unit has a 4m eaves height. The property also benefits from an office and WC. The premises is currently occupied by a gym, however would be suited to a variety of businesses who need a small workshop/light industrial unit. Offices may also be available in the adjacent property if required.



Reference:	26012	Status:	AVAILABLE
Address:	Gateway Business Park, New Hall Hey, Rawtenstall, Rossendale, Lancashire, BB4 6HR		
Min Size:	4000 SqFt	Min Size:	372 SqM
Max size:	8000 SqFt	Max size:	743 SqM
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> • Nolan Redshaw Ltd Mr Jonathan Pickles Tel: 0161 763 0825 • Nolan Redshaw Ltd Mr Paul Nolan Tel: 0161 763 0828
Car Parking:	Unknown		
Description:			

The first phase will comprise of two detached units, namely, Unit A which could be subdivided into two and Unit B. The units will be detached with Aluminum frame glazing with a canopy over the entrance; vertical composite cladding and horizontal composite cladding. A merlin grey curved roof with eaves overhang and a hidden gutter will also be installed. There will be shared loading and turning facilities.

Construction is underway with completion in Autumn 2018.

Planning permission was granted on 15 December 2016 (ref: 2016/0221).



Reference:	1031604	Status:	AVAILABLE
Address:	95-99 Bank Street, Rawtenstall, Rossendale, Lancashire, BB4 7QN		
Min Size:	350 SqFt	Min Size:	33 SqM
Max size:	1500 SqFt	Max size:	139 SqM
Usage:	Investment	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Unknown		

Description:

A double fronted property that is of stone construction with a pitched roof. The property currently comprises of Number 95 Bank Street, occupied by Mannings Bakers which includes a sales area, together with preparation and stores to the rear and additional basement storage. Number 97 is occupied by Luvinit selling household furniture and goods.

On the first floor there are two apartments, one which needs a full conversion, the other was extensively refurbished within the last 18 months and comprises of a substantial apartment with generous reception, open plan and fully fitted breakfast kitchen with dining area, lounge with storage cupboard off and cloakroom. There are two bedrooms and a substantial family bathroom. See brochure for tenancies.



Reference:	1031610	Status:	AVAILABLE
Address:	The Bees Knees, 20 Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7ND		
Min Size:	6676 SqFt	Min Size:	620 SqM
Max size:	6676 SqFt	Max size:	620 SqM
Usage:	Investment	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Unknown		

Description:

Tenanted Investment in Rawtenstall

A substantial stone built public house located in Rawtenstall town centre. The accommodation totals 6,676 sq/ft (620 sq/m) over three floors including a ground floor bar with associated seating areas, pool room, kitchen and two sets of toilets. The first and second floors offer enormous and versatile residential accommodation including a lounge, dining kitchen, two bathrooms and potential for up to 8 bedrooms. The ground floor features a fitted bar, stone flagged floor, original fireplace in the pool room and other characterful details. A beer cellar also provides storage.



Reference:	1031606	Status:	AVAILABLE
Address:	Land, Bright Street, Rawtenstall, Rossendale, Lancashire		
Min Size:	0.04 Hectares	Min Size:	0.1 Acres
Max size:	0.04 Hectares	Max size:	0.1 Acres
Usage:	Land	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Unknown		

Description:

This site is situated just off Bank Street within Rawtenstall town centre, being accessed off Hall Street. A visible site from Burnley Road and very conveniently located.

Generally a level site that is currently overgrown with shrubbery. The site extends to approximately 0.096 acre.

We would recommend that interested parties speak directly to Rossendale Borough Planning Department on 01706 217777.



Reference:	24590	Status:	AVAILABLE
Address:	Bocholt Way, Fallbarn Road, Rawtenstall, Rossendale, Lancashire, BB4 7QE		
Min Size:	73 SqM	Min Size:	786 SqFt
Max size:	73 SqM	Max size:	786 SqFt
Usage:	Land	Tenure:	Freehold £200,000 Offers in the region of
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Yes		

Description:

The site is extremely prominently positioned on the corner of Bocholt Way and Fallbarn Road on the edge of Rawtenstall town centre. Tesco is in the immediate vicinity of the site. A corner plot that is clear of all buildings. The site is generally level and accessible from Fallbarn Road. Planning permission was obtained for the erection of an office and showroom with car parking. Enquiries should be directed to the Planning Department at Rossendale Borough Council on 01706 217777. Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims howsoever arising as a result of an inspection being undertaken.



Reference:	1031160	Status:	UNDER OFFER
Address:	Queens Arms , 1 Bank Street, Rossendale, Lancashire, BB4 7NF		
Min Size:	0 SqFt	Min Size:	0 SqM
Max size:	0 SqFt	Max size:	0 SqM
Usage:	Leisure and Tourism	Tenure:	Freehold £325,000 May Sell
Categories:		Agents:	• Halls Holdings Ltd Mr Huw Bevan
Car Parking:	Unknown		
Description:	Queens Arms Public House, Rossendale		



Reference:	1031212	Status:	AVAILABLE
Address:	Crawshawbooth St John, 512 Burnley Road, Rossendale, BB4 8LZ		
Min Size:	0 SqFt	Min Size:	0 SqM
Max size:	6881 SqFt	Max size:	639 SqM
Usage:	Leisure and Tourism, Other	Tenure:	Freehold £75,000 Offers in the region of
Categories:		Agents:	• WT Gunson Chartered Surveyors Neale Sayle • W T Gunson & Sons Mr Mark Grayshon Tel: 0161 833 9797
Car Parking:	Unknown		
Description:			

The property comprises a substantial Grade II* listed former church building on a site of approx. 1 acre. The church was originally built circa 1890 and is of stone construction beneath a pitched slate roof.

The property has a D1 planning consent (Place of Worship). Under this use the property could also be used as a nursery, training centre, community centre, clinic use etc.

Alternative uses may be considered on a subject to planning basis. Further enquiries to be made direct with the Local Planning Authority. General information

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme

Restrictive covenants will be included in the transfer of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.



Reference:	1031352	Status:	AVAILABLE
Address:	Spinning Point - Phase One, RAWTENSTALL		
Min Size:	740 SqFt	Min Size:	69 SqM
Max size:	740740 SqFt	Max size:	68,817 SqM
Usage:	Leisure and Tourism, Retail		
Categories:		Tenure:	Leasehold £15,000 Per Annum
Car Parking:	Unknown	Agents:	• Lambert Smith Hampton Mr Tim Letts

Description:

Spinning Point is a £15m mixed use development in the town centre of Rawtenstall. This development is a strategic opportunity creating a new living, working and cultural leisure destination in Rawtenstall, the largest town in the Borough of Rossendale, with a population of c23,000 people.

Phase 1 will see the construction of the new bus station which will commence in May 2018 and is due from completion in December 2018; Phase 2 will see a mixed use retail, leisure and commercial development which will follow in Summer 2019.

Reference:	24572	Status:	UNDER OFFER
Address:	Hurstdale House, Crankshaw Street, Rawtenstall, Rossendale, Lancashire, BB4 7SH		
Min Size:	13 SqM	Min Size:	140 SqFt
Max size:	33 SqM	Max size:	355 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> • Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030
Description:			<ul style="list-style-type: none"> • Hurstwood Holdings Ms Sian Hindle Tel: 0161 220 1999

Hurstdale House is a purpose build office in Rawtenstall which has been formally used for Educational D1 and more recently work training. The site is gated and enclosed by a perimeter fence and set within a landscaped environment. The whole site has a car park.



Reference:	25555	Status:	AVAILABLE
Address:	Modern Refurbished Offices, Hurstwood House Station Court, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HL		
Min Size:	13 SqM	Min Size:	140 SqFt
Max size:	165 SqM	Max size:	1,776 SqFt
Usage:	Office	Tenure:	Leasehold £57.00 - £500.00 Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> • Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030
Description:			

The Business Centre is ideally equipped to meet the needs of new and established businesses attracted to the area by the superb communications and the ready pool of skilled labour. The refurbished business centre has created individual self contained business suites, in a range of sizes, suitable for a wide variety of uses. There is a visitor call system to each suite and the building offers 24 hour access. A telephone and broadband service is already connected to the building which means that businesses can be set up and running within only a couple of days of viewing the space. Suites from 13.19 sq m (140 sq ft).



Reference:	14648	Status:	AVAILABLE
Address:	Kingfisher Centre, Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8EQ		
Min Size:	14 SqM	Min Size:	151 SqFt
Max size:	121 SqM	Max size:	1,302 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd Mr Michael Boys Tel: 01706 211368
Car Parking:	Yes		

Description:

Managed Office Suites varying sizes from 156 sq ft to 1,300 sq ft
 Located in Rawtenstall town centre
 All Inclusive Rental Fee which includes:
 Modern Office, Lights & Heating, Car Parking, 24/7 Access, Maintenance,
 Cleaning, Meeting Rooms, Reception Services, Buildings Insurance, Business
 Rates, Security, Commercial Broadband

Check out www.kingfishercentres.co.uk for further information/availability



Reference:	25943	Status:	AVAILABLE
Address:	Unit 2 , Station House, Station Court, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	14 SqM	Min Size:	151 SqFt
Max size:	14 SqM	Max size:	151 SqFt
Usage:	Office	Tenure:	Leasehold £2,000 Per Annum
Categories:		Agents:	• Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Unknown		

Description:

The building provides a series of small office suites which are tastefully decorated and fully carpeted, with suspended ceilings, integral lighting, and access control. They are ideal for start-up and growing businesses.

The property is situated on the edge of Rawtenstall town centre in a prominent position on New Hall Hey Road, just off Bury Road. This is an established business district, close to Hardman's Mill Business Centre and Rawtenstall's railway station.



Reference:	26011	Status:	AVAILABLE
Address:	Second Floor, 225b-227b Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7PA		
Min Size:	35 SqM	Min Size:	377 SqFt
Max size:	35 SqM	Max size:	377 SqFt
Usage:	Office	Tenure:	Leasehold £3,420 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440 • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Unknown		
Description:			

The offices were refurbished approximately 5 years ago and benefit from 2 Velux skylights and storage under the eaves. Use of a communal kitchen and WC is included in the rent. Free on-street parking is available directly outside the premises for 2 hours and on nearby side streets with no restrictions. Additional storage room is available under the eaves.



Reference:	1031658	Status:	AVAILABLE
Address:	88 Bank Street, Rawtenstall, Rossendale, Lancashire, BB4 8EG		
Min Size:	35 SqM	Min Size:	377 SqFt
Max size:	35 SqM	Max size:	377 SqFt
Usage:	Office	Tenure:	Leasehold £6,000 Per Annum + VAT
Categories:		Agents:	<ul style="list-style-type: none"> • Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Unknown		
Description:			

The property comprises of a ground floor self-contained office that has been newly refurbished to a high standard throughout.

The floor space is split into two main rooms with a toilet and kitchen also contained within the space.

Internally the premises have been refurbished to include carpeted floors, Cat 2 fluorescent lighting, gas central heating and a suspended ceiling throughout.

Above the property is a residential flat which has a separate access and is currently let.



Reference:	25252	Status:	AVAILABLE
Address:	Hardmans Business Centre, Suite 16, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HH		
Min Size:	40 SqM	Min Size:	431 SqFt
Max size:	40 SqM	Max size:	431 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Hardmans Business Centre is a Grade II listed, dressed sandstone landmark building in Rawtenstall, occupying a strategic position within the region. Good access to the motorway. Many of the offices have retained the building's original features, including the original supporting columns and exposed brick barrel vaulted ceiling.

The offices have recently undergone a comprehensive refurbishment and benefit from two lifts, meeting facilities, ground floor waiting area, use of communal kitchens, W.C.s, CCTV and two car parks (along with free street parking nearby).

Suite 16 - 40.69 sq m (438sq ft)



Reference:	25167	Status:	AVAILABLE
Address:	Hardmans Business Centre, Suite 7, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HH		
Min Size:	76 SqM	Min Size:	818 SqFt
Max size:	76 SqM	Max size:	818 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Office suites in an impressive stone mill conversion just off the A56 at Rawtenstall. 280 to 10,000 sq ft available offering spaces to offer every business. There are two lifts, meeting facilities, ground floor waiting area and kitchens and wc's on each floor. Parking is available around the building or in the over-flow car park. Flexible lease terms are available.



Reference:	1031067	Status:	AVAILABLE
Address:	Suite 3 St John's Court, Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7PA		
Min Size:	93 SqM	Min Size:	1,001 SqFt
Max size:	93 SqM	Max size:	1,001 SqFt
Usage:	Office, Clinic/dental	Tenure:	Leasehold £7,020 Per Annum
Categories:		Agents:	• Trevor Dawson
Car Parking:	Yes		General Enquiries Tel: 01254 681133

Description:

Available from February 2018

Excellent opportunity to lease high quality office with consultation and treatment rooms. A first floor self-contained, well-presented professional office suite which provides a good mixture of private offices, meeting rooms, fitted kitchen and treatment rooms. There are also consultation rooms with sinks. Ladies and gents toilets. The premises have most recently been occupied as offices and as a clinic and similar uses could be accommodated.



Reference:	1031659	Status:	AVAILABLE
Address:	Hurstwood Court Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HH		
Min Size:	100 SqFt	Min Size:	9 SqM
Max size:	450 SqFt	Max size:	42 SqM
Usage:	Office	Tenure:	
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Hurstwood Court is a new serviced office/business centre which has been completely refurbished throughout to create a modern workspace for small businesses.

The offices benefit from communal kitchen and toilet facilities.

Both floors of the business centre have break out areas along with meeting rooms which are available to hire.

The refurbishment is due for completion in October 2018 with works already underway.

The business centre is situated on the edge of Rawtenstall town centre with excellent access onto the A56 Haslingden/Edenfield Bypass, which links directly to the M66 and M65 motorways.

The property is immediately adjacent to the New Hall Retail Park, which includes occupiers such as M&S, Aldi, Pets at Home, TK Maxx and Costa.



Reference:	20039	Status:	AVAILABLE
Address:	Riverside Business Park, Holme Lane, Rawtenstall, Rossendale, Lancashire, BB4 6JB		
Min Size:	109 SqFt	Min Size:	10 SqM
Max size:	265 SqFt	Max size:	25 SqM
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd Main Contact Tel: 01706 211368
Car Parking:	Yes		

Description:

Various Offices:
Office 1 - 185 sq ft
Office 3 - 213 sq ft
Office 4 - 109 sq ft
Office 5 - 163 sq ft
Office 6 - 265 sq ft
Office 8 - 193 sq ft
Total Area: 1128 sq ft



Reference:	26107	Status:	AVAILABLE
Address:	Kingfisher Business Centre, Studio Office Suite, Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8EQ		
Min Size:	169 SqFt	Min Size:	16 SqM
Max size:	169 SqFt	Max size:	16 SqM
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Nolan Redshaw Ltd Mr Paul Nolan Tel: 0161 763 0828
Car Parking:	Yes		

Description:

The suite comprises the fifth floor of the Kingfisher Centre in Rawtenstall.

The offices are studio style in design, with attractive features. They are served by a lift. The building has a top quality, fully manned reception.

There is ample car parking on site.



Reference:	25976	Status:	AVAILABLE
Address:	Suites 3 & 4 , Hurstwood House, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	184 SqM	Min Size:	1,981 SqFt
Max size:	184 SqM	Max size:	1,981 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Located in Rawtenstall, just minutes from the A56 / M66 and around 20 minutes from the M6, M65 and M62, this refurbished business centre offers a variety of high-quality office accommodation. The offices provide a pleasant working environment and each have CAT 5 sockets in dado trunking, carpets, suspended ceilings with diffused lighting and intercom access to the main entrance. Free parking is available and the rent is inclusive of heating, electricity and business rates . The offices also have the use of a communal reception area, kitchen and toilet facilities.



Reference:	25891	Status:	AVAILABLE
Address:	Greenbridge Works, Fallbarn Road, Rawtenstall, Rossendale, Lancashire, BB4 7NX		
Min Size:	198 SqM	Min Size:	2,131 SqFt
Max size:	198 SqM	Max size:	2,131 SqFt
Usage:	Office	Tenure:	Leasehold £4.00 Per Sqft
Categories:		Agents:	• Trevor Dawson Chartered Surveyors
Car Parking:	Unknown		Main contact Tel: 01282 458007

Description:

Ground floor offices within a two storey office block accessed from a secured tarmacadam car park to the front. Internally there is a communal reception area with the office being self contained including male and female WC's. Large open plan office with various private cellular offices off. Suspended ceiling, perimeter trunking.



Reference:	26029	Status:	AVAILABLE
Address:	New Hall Hey Business Centre, Suite 10 & 10a, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HL		
Min Size:	232 SqM	Min Size:	2,497 SqFt
Max size:	250 SqM	Max size:	2,691 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Hurstwood Holdings Ms Sian Hindle Tel: 0161 220 1999
Car Parking:	Yes		

Description:

The property comprises a functional three storey building which has been fully refurbished to a high standard. Lift access is available to all floors with independent kitchen and wc facilities to each suite. The suites provide private offices/meeting rooms and open plan areas, therefore offering flexible work space.

Suite 10 - 2,500 sq ft

Suite 10a - 2,690 sq ft

These two units can be combined to allow 5,190 sqft.



Reference:	20864	Status:	AVAILABLE
Address:	New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6HL		
Min Size:	260 SqM	Min Size:	2,799 SqFt
Max size:	260 SqM	Max size:	2,799 SqFt
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Taylor Weaver General Enquiries Tel: 01254 699030
Car Parking:	Yes		

Description:

The property comprises a functional three storey building which has been fully refurbished to a high standard. Lift access is available to all floors with independent kitchen and wc facilities to each suite. The suites provide private offices/meeting rooms and open plan areas, therefore offering flexible work space.

Suite 8 - 260 sq m



Reference:	25837	Status:	UNDER OFFER
Address:	Childrens Day Nursery, Hurstdale House, Crankshaw Street, Rawtenstall, Rossendale, Lancashire, BB4 7SH		
Min Size:	613 SqM	Min Size:	6,598 SqFt
Max size:	613 SqM	Max size:	6,598 SqFt
Usage:	Office	Tenure:	Leasehold £39,000 Per Annum + VAT
Categories:		Agents:	• Taylor Weaver
Car Parking:	Yes		General Enquiries Tel: 01254 699030

Description:

Hurstdale House is a purpose built office premises which has previously been used for educational D1 uses and, more recently, employment training. Suites 2 and 4 occupy the northern wing of the premises and provide 6,600 sq ft of childrens day nursery accommodation on two levels. There is ample on site WC and Kitchen facilities and the accommodation is sub-divided into a number of separate rooms accommodating all ages of children. Externally there are enclosed secure play areas, together with on site parking.



Reference:	25169	Status:	AVAILABLE
Address:	Suite 9, Station House, Station Court, New Hall Hey Road, Rawtenstall, Rossendale, Lancashire, BB4 6AJ		
Min Size:	660 SqFt	Min Size:	61 SqM
Max size:	660 SqFt	Max size:	61 SqM
Usage:	Office	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Pearson Ferrier Commercial
Car Parking:	Yes		Miss Lisa Crossley-Smith Tel: 0161 764 4440

Description:

A characterful and light 660 sq/ft (61.3 sq/m) top floor office suite within a stone built former mill close to Rawtenstall town centre. The office features exposed roof timbers and skylight windows. The property is accessed via a staircase to the front of the building directly from the large free car park. There is a communal seating area on the second floor landing in addition to a kitchen and toilets.

The building is located on New Hall Hey Road, less than 10 minutes' walk from Rawtenstall's primary retail core. Situated at the gateway to the Rossendale Valley, Station House occupies a strategic position within the region, close to the A682 by-pass which directly links to the M66 and the national motorway network, connecting Rawtenstall to the wider North West. Manchester City Centre is approximately 17.5 miles away and can be reached within a 30 minute drive during most times of the day. Similarly, the Lancashire towns of Bury, Burnley and Blackburn can all be reached in under 20 minutes by road.



Reference:	1031060	Status:	AVAILABLE
Address:	14 Bury Road , Rawtenstall, Rossendale, Lancashire, BB4 6AA		
Min Size:	28 SqM	Min Size:	301 SqFt
Max size:	28 SqM	Max size:	301 SqFt
Usage:	Retail	Tenure:	Leasehold £9,750 Per Annum
Categories:		Agents:	• Trevor Dawson & Co (Burnley)
Car Parking:	Yes		Main contact Tel: 01282 458007

Description:

Prominent edge of town retail premises. A ground floor mid terraced retail unit providing open plan sales accommodation which has been portioned to create a reception/trade counter with rear storage and single w.c. Parking to the rear on a shared basis. Roller shutter security.



Reference:	1031096	Status:	AVAILABLE
Address:	580 Burnley Road, Crawshawbooth, Rossendale, Lancashire, BB4 8AJ		
Min Size:	49 SqM	Min Size:	527 SqFt
Max size:	49 SqM	Max size:	527 SqFt
Usage:	Retail	Tenure:	Freehold £90,000 Contact Agent
Categories:		Agents:	• Weale & Hitchen
Car Parking:	Unknown		Main Contact

Description:

Vacant refurbished shop with gas central heating, storage/prep rooms. Located in the village of Crawshawbooth. Block paved yard to rear. Please note that the measurement are approximate and should be checked with the Agents.



Reference:	1031688	Status:	AVAILABLE
Address:	Bakery With Retail Shop, 548 Burnley Road, Crawshawbooth, Rossendale, Lancashire, BB4 8NE		
Min Size:	58 SqM	Min Size:	624 SqFt
Max size:	58 SqM	Max size:	624 SqFt
Usage:	Retail	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Hilton Smythe
Car Parking:	Unknown		Main Contact Tel: 01204 556 300

Description:

The premises have a well equipped bakery and shop floor.

The first floor is a 1 bed flat with space in the attic for a second bedroom. This is an excellent opportunity for a new owner to take this already thriving business with growth potential to the next level.

The business is located on the A682 Burnley Road Crawshawbooth and is well served by public transport with bus stops within easy walking distance.



Reference:	1031061	Status:	AVAILABLE
Address:	20 Bury Road, Rawtenstall, Rossendale, Lancashire, B4 6AA		
Min Size:	83 SqM	Min Size:	893 SqFt
Max size:	83 SqM	Max size:	893 SqFt
Usage:	Retail	Tenure:	Leasehold £14,000 Per Annum
Categories:		Agents:	• Trevor Dawson Chartered Surveyors
Car Parking:	Unknown		Main contact Tel: 01282 458007

Description:

Prominent edge of town showroom premises. Retail open plan accommodation over ground floor within a substantial three storey stone built retail terrace. The shop benefits from return frontage display windows and cellar storage accessed off Parramatta Street at the terraced end.



Reference:	25226	Status:	AVAILABLE
Address:	Design & Build, Trade Counter Units, Burnley Road, Rawtenstall, Rossendale, Lancashire, BB4 8EQ		
Min Size:	160 SqM	Min Size:	1,722 SqFt
Max size:	416 SqM	Max size:	4,478 SqFt
Usage:	Retail	Tenure:	Leasehold Leasehold Price on Application Freehold Freehold Price on Application
Categories:		Agents:	• Nolan Redshaw Ltd Mr Paul Nolan Tel: 0161 763 0828
Car Parking:	Unknown		

Description:

The premises will provide trade counter facilities to the front elevation, with storage and offices to the rear on the ground floor, with offices and storage at first floor level. The premises can be taken as a whole or in part, i.e. from 1,723 - 4,483 sq ft.

Accommodation

Unit 1

Ground Floor - 80.04 sq m (861 sq ft)

First Floor - 80.04 sq m (861 sq ft)

Total 160.08 sq m (1,723 sq ft)

Unit 2

Ground Floor - 171 sq m (1,840 sq ft)

First Floor - 85.5 sq m (920 sq ft)

Sub Total - 256.5 sq m (2,760 sq ft)

Total 416.58 sq m (4,483 sq ft)



Reference:	1031683	Status:	AVAILABLE
Address:	8-12 Burnley Road , Rawtenstall, Rossendale, Lancashire, BB4 8EW		
Min Size:	230 SqM	Min Size:	2,476 SqFt
Max size:	230 SqM	Max size:	2,476 SqFt
Usage:	Retail	Tenure:	Leasehold £20,000 Per Annum
Categories:		Agents:	• Ryder & Dutton Main Contact Tel: 01706 227999
Car Parking:	Unknown		

Description:

The property comprises a substantial four storey commercial premises of stone construction under a pitched roof, extending to approximately 230.46sq.m (2,480sq.ft) or thereabouts.

The ground floor has previously provided a large dining area with separate kitchen. Further open plan space is available across the first and second floors with additional kitchen facilities and male/female WC's.

Internally, the property comprises largely open plan areas on all three floors, plus additional storage space on the fourth floor.

The property has previously traded as a restaurant with the benefit of A3 planning consent and most recently occupied by a dance studio. All floors are presently vacant offering the opportunity for a variety of retail/office users, subject to the relevant landlord and planning consent if required.

There is access to the rear of the property for loading/unloading of goods only.



Reference:	26022	Status:	UNDER OFFER
Address:	Retail/Office, 15 Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7NG		
Min Size:	266 SqM	Min Size:	2,863 SqFt
Max size:	266 SqM	Max size:	2,863 SqFt
Usage:	Retail, Office	Tenure:	Freehold £150,000 Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Yes		

Description:

A mid parade retail premises of stone construction beneath a pitched slate roof, comprising on the ground floor of an open plan retail sales area together with a single storey lean-to extension providing a kitchenette and workshop. The upper floors provide four open plan offices, archive store and the WC is situated on the second floor. The property also benefits from a substantial cellar for storage, external WC and a yard for parking/loading to the rear.



Reference:	1031241	Status:	AVAILABLE
Address:	Spinning Point, The Town Square, Rawtenstall, Rossendale, Lancashire		
Min Size:	635 SqFt	Min Size:	59 SqM
Max size:	635 SqFt	Max size:	59 SqM
Usage:	Retail	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• Lambert Smith Hampton Main Contact Tel: 0161 242 8023
Car Parking:	Unknown		

Description:

Weaving a new heart to Rawtenstall - Spinning Point. Retail Units within the New Bus Station to let. Units available from Q4 2018. Sizes starting from 635 sq ft.



Reference:	24583	Status:	AVAILABLE
Address:	Heritage Arcade, Vogue And Zaza, Bacup Road, Rawtenstall, Rossendale, Lancashire, BB4 7NG		
Min Size:	6575 SqFt	Min Size:	611 SqM
Max size:	6575 SqFt	Max size:	611 SqM
Usage:	Retail, Leisure and Tourism	Tenure:	Freehold £495,000 May Sell
Categories:		Agents:	• Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440
Car Parking:	Yes		

Description:

Redevelopment, opportunity of a landmark, freehold former picture house in the heart of Rawtenstall, with the adjacent two former nightclubs also available.

Planning permission has been approved for 'change of use of Indoor Market to two A1 Retail units and one A5 hot food takeaway, entailing external alterations that include demolition of 1-storey lean-to to east side and installation in this elevation of shopfronts fronted by ramped accesses/steps'.

Heritage Arcade was constructed in 1920 as a picture house, and has since been used as a shopping centre, snooker club and storage house.



Reference:	25833	Status:	AVAILABLE
Address:	Croftend , Industrial Premises, Stubbins, Ramsbottom, Rossendale, Lancashire, BL0 0NA		
Min Size:	3112 SqM	Min Size:	33,497 SqFt
Max size:	3112 SqM	Max size:	33,497 SqFt
Usage:	Industrial	Tenure:	Freehold Contact Agent
Categories:		Agents:	• Nolan Redshaw Ltd
Car Parking:	Yes		Mr Paul Nolan Tel: 0161 763 0828

Description:

Croftend comprises of a traditionally constructed mill of coursed and random stone façades on ground and first floors. The ground floor is laid out for production and there are open plan and cellular offices at first floor level. The working heights vary between 3.82m and 2.59m. Loading access is via separate loading doors, one to the north east and one to the south west. There is a mill lodge and concrete settling tank which may be suitable for alternative uses. There is parking for approximately 25 cars and potential for further parking.



Reference:	1031095	Status:	AVAILABLE
Address:	1 Baron Fold , Waterfoot, Rossendale, Lancashire		
Min Size:	88 SqM	Min Size:	947 SqFt
Max size:	88 SqM	Max size:	947 SqFt
Usage:	Industrial	Tenure:	Freehold £150,000 Offers Over
Categories:		Agents:	• Keenans Estate Agents Main Contact Tel: 01706 215618
Car Parking:	Unknown		

Description:

Located in the popular village of Waterfoot, this deceptively spacious two storey commercial property offers off-road parking, loading space, a secure work area, and multiple business use opportunity. Easily accessible off local commuter routes this property has central heating, integrated garage/loading bay, three-phase electrical supply and an upper floor office.



Reference:	14684	Status:	AVAILABLE
Address:	Myrtle Grove Mill, Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7JJ		
Min Size:	177 SqM	Min Size:	1,905 SqFt
Max size:	706 SqM	Max size:	7,599 SqFt
Usage:	Industrial	Tenure:	Leasehold Leasehold Price on Application
Categories:		Agents:	• Mr Phil Fortune Mr Phil Fortune Tel: 07966 198289
Car Parking:	Yes		

Description:

Various Industrial Units available:
Unit 10 - First Floor - 1,900 sq ft.
Unit 12 - First Floor - 1,700 sq ft.
Unit 14 - First Floor - Part Sprinklered, toilet facilities.
Unit 16 - 4,000 sq ft on 2 floors (2nd and 3rd), open to negotiation.
Please contact Mr Phil Fortune for further details.

Reference:	26013	Status:	AVAILABLE
Address:	Dale Mill Unit 5, Waterfoot Business Centre, Burnley Road East, Waterfoot, Rossendale, Lancashire		
Min Size:	386 SqM	Min Size:	4,155 SqFt
Max size:	386 SqM	Max size:	4,155 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd Main Contact Tel: 01706 211368
Car Parking:	Unknown		

Description:

Self contained unit ideal for storage/industrial use. Roller Shutter Door access along with good articulated access.
100 amp 3 phase electric supply. Gas supply. Internal WC. kitchen facilities.
Prominent main road position



Reference:	1031059	Status:	AVAILABLE
Address:	Unit K5 Myrtle Grove Mill, Drive in Workshop with Yard, Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7JJ		
Min Size:	478 SqM	Min Size:	5,145 SqFt
Max size:	478 SqM	Max size:	5,145 SqFt
Usage:	Industrial, Storage Unit	Tenure:	Leasehold £20,308 Per Annum
Categories:		Agents:	• Trevor Dawson Chartered Surveyors Main contact Tel: 01282 458007
Car Parking:	Unknown		

Description:

Drive in workshop/storage unit with rear yard. Single storey unit with walls of brick and stone, a concrete floor, a roof of corrugated asbestos supported on a timber truss with a working height of 3.34m. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.
Unit K5 478 sq m
Yard 700 sq m



Reference:	25771	Status:	AVAILABLE
Address:	Unit 4b, Globe Mill, Burnley Road East, Waterfoot, Lancashire, BB4 9HU		
Min Size:	873 SqM	Min Size:	9,397 SqFt
Max size:	873 SqM	Max size:	9,397 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Yes		Main Contact Tel: 01706 211368

Description:

Roller shutter door access. The unit has a suspended wooden floor, very robust, however unsuitable for vehicles of any description. Unit is self contained with metered gas, water and 3-phase electricity, and a private office attached. Clean unit with lots of natural light, with windows on all elevations. Unit can be let individually, or with 4a equating to a Unit of 18400 sq ft.



Reference:	25002	Status:	AVAILABLE
Address:	Isle Of Man Mill, Burnley Road East, Lumb, Rossendale, Lancashire, BB4 9PL		
Min Size:	1997 SqM	Min Size:	21,496 SqFt
Max size:	1997 SqM	Max size:	21,496 SqFt
Usage:	Industrial	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Unknown		Ms Tracey Roberts Tel: 01706 211368

Description:

Ground floor footprint including portal frame shed 1997 sq m (13,500 sq ft). Roller shutter door and loading bay access. Two open plan areas and one additional large area with columns. Three offices.

First floor space of 789 sq m (8,500 sq ft)



Reference:	25987	Status:	AVAILABLE
Address:	The Guest House, Bacup Road, Waterfoot, Rossendale, Lancashire, BB4		
Min Size:	167 SqM	Min Size:	1,798 SqFt
Max size:	167 SqM	Max size:	1,798 SqFt
Usage:	Leisure and Tourism	Tenure:	Freehold £345,000 Offers in the region of
Categories:		Agents:	• Keenans Estate Agents
Car Parking:	Unknown		Main Contact Tel: 01706 215618

Description:

Deceptively spacious property boasting spacious reception room and seven bedrooms, most with en suite facilities, the property has previously served as a bed and breakfast. Comprising briefly: An entrance to ground floor with deceptively spacious reception room, fitted kitchen, office and downstairs bathroom. To the lower ground floor is a substantial cellar. To the first floor: There are five bedrooms and to the second floor a further two bedrooms. Externally the property boasts a charming side garden. For further information, or to arrange a viewing, please contact Keenans Estate Agents.



Reference:	17651	Status:	AVAILABLE
Address:	131A Burnley Road East, Waterfoot, Rossendale, Lancs, BB4 9DF		
Min Size:	26 SqM	Min Size:	280 SqFt
Max size:	26 SqM	Max size:	280 SqFt
Usage:	Office, Retail	Tenure:	Leasehold Contact Agent
Categories:		Agents:	• B & E Boys Ltd Main Contact Tel: 01706 211368
Car Parking:	Unknown		
Description:	Front and rear room. Prominent main road frontage. Cellar with access to rear. WC facilities		



Reference:	24423	Status:	AVAILABLE
Address:	Tenterfield House, Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9AG		
Min Size:	82 SqM	Min Size:	883 SqFt
Max size:	82 SqM	Max size:	883 SqFt
Usage:	Office	Tenure:	Licence £7,800 Per Annum + VAT
Categories:		Agents:	• Petty Chartered Surveyors Mr Brent Forbes Tel: 01282 456677
Car Parking:	Yes		
Description:	An impressive building of stonework construction built in the mid 19th century and recently refurbished to provide flexible modern office accommodation.		

The accommodation is accessed via a grand entrance that leads onto a stone flagged hallway with a staircase leading to the first floor.

The first floor office accommodation is predominantly open plan with good natural lighting and gas fired central heating. The accommodation also features a single private office, together with male and female WC's and kitchen facilities. In addition there is private car parking for approximately six vehicles.

The first floor office accommodation is predominantly open plan with good natural lighting and gas fired central heating. The accommodation also features a single private office, together with male and female WC's and kitchen facilities. In addition there is private car parking for approximately six vehicles.

Accommodation

Main office 66.2 sq m (713 sq ft)

Private office 15.9 sq m (171 sq ft)

The property is situated on the edge of Waterfoot town centre fronting Burnley Road East (B6238). the main road between Waterfoot and



Reference:	26047	Status:	AVAILABLE
Address:	723 Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7EU		
Min Size:	55 SqM	Min Size:	592 SqFt
Max size:	55 SqM	Max size:	592 SqFt
Usage:	Retail, Office	Tenure:	Leasehold £6,000 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> • Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440 • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Unknown		
Description:			

Ground floor, mid-terraced retail premises in the village of Waterfoot. The premises offers versatile accommodation but does require an incoming tenant to modernise and customise to suit their requirement. The premises is situated on the banks of the River Irwell and comprises of 587 sq/ft (54.54 sq/m) of accommodation, including a kitchen area and WC. The premises also has a basement comprising of c. 1015 sq/ft (94.32 sq/m), split across a number of cellar rooms which is also available with separate rear access for an annual rental of £3,500



Reference:	1031684	Status:	AVAILABLE
Address:	Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9AG		
Min Size:	77 SqM	Min Size:	829 SqFt
Max size:	77 SqM	Max size:	829 SqFt
Usage:	Retail	Tenure:	Freehold £79,950 Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> • Ryder & Dutton Main Contact Tel: 01706 227999
Car Parking:	Unknown		
Description:			

A traditional stone built corner terraced property constructed beneath a pitched slate roof, comprising a retail unit on the ground floor with first and second floor accommodation above, plus basement & side garden

The property comprises a three storey end terraced shop of stone construction, plus basement. Internally, the ground floor comprises retail area with kitchen facilities.



Shop with first and second floor accommodation above, plus basement including WC facilities. Access to the upper floors is shared through the shop entrance.

The first floor is currently used as a lounge, with original fireplace.

The second floor 'Attic Room' provides ample space & has a three piece en-suite. This space could be used as a bedroom.

The property also offers a substantial basement with WC facilities. Measurements are approx. and should be confirmed with the Agent.

Reference:	25603	Status:	AVAILABLE
Address:	Office/Retail Premises, 713 Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7EU		
Min Size:	83 SqM	Min Size:	893 SqFt
Max size:	83 SqM	Max size:	893 SqFt
Usage:	Retail	Tenure:	Freehold £69,950 Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors Main Contact Tel: 01282 456677
Car Parking:	Unknown		

Description:

A converted mid-terraced property of stone construction under a pitched grey slated roof. The accommodation has previously been used as an Insurance Brokers, but would be suitable for retail use. The ground floor comprises of two inter-connecting offices with kitchen and WC facilities on the lower ground floor. The first floor offers additional office accommodation, with storage space to the second floor. The property also benefits from separate ground level access to the lower ground floor via a walkway to the river at the rear.



Reference:	25874	Status:	AVAILABLE
Address:	Retail Premises With Living Accommodation, 3 Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9AG		
Min Size:	100 SqM	Min Size:	1,076 SqFt
Max size:	100 SqM	Max size:	1,076 SqFt
Usage:	Retail	Tenure:	Freehold £70,000 Contact Agent
Categories:		Agents:	• Pearson Ferrier Commercial Miss Lisa Crossley-Smith Tel: 0161 764 4440 • Pearson Ferrier Commercial Mr Joe Bostock Tel: 0161 764 4440
Car Parking:	Unknown		

Description:

Good sized retail premises with living accommodation upstairs, totalling 1,071 sq ft (99.5 sq m) over two floors. The ground floor consists of a shop floor with counters installed, a back room currently used for food preparation and storage and a W.C. All shop fittings are available as part of the purchase.

The flat above has a separate entrance and contains a kitchen, living room, bedroom and bathroom. We would anticipate that the flat would bring in a monthly rental income of £320.



Reference:	26045	Status:	AVAILABLE
Address:	596-598 Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7EU		
Min Size:	151 SqM	Min Size:	1,625 SqFt
Max size:	151 SqM	Max size:	1,625 SqFt
Usage:	Retail, Office, Leisure and Tourism	Tenure:	Leasehold Contact Agent
Categories:		Agents:	<ul style="list-style-type: none"> Hurstwood Holdings
Car Parking:	Unknown	General Enquiries Tel: 0161 220 1999	

Description:

Located in the centre of Waterfoot, at the junction of Bacup Road and Burnley Road East. The building is suitable for a number of uses including retail and leisure. The ground floor is open plan and features large windows and high ceilings. The first and second floors can also be let. They are currently divided into a number of rooms and could provide storage space. They can also potentially be converted back to offices. The property itself is one of the landmark buildings of the town. It has previously been used as a bank and still features the original vault. It is the tenant's responsibility to verify that their particular use has the benefit of planning.



Reference:	26046	Status:	AVAILABLE
Address:	Basement , 723 Bacup Road, Waterfoot, Rossendale, Lancashire, BB4 7EU		
Min Size:	1015 SqFt	Min Size:	94 SqM
Max size:	1015 SqFt	Max size:	94 SqM
Usage:	Retail	Tenure:	Leasehold £3,500 Per Annum
Categories:		Agents:	<ul style="list-style-type: none"> Pearson Ferrier Commercial
Car Parking:	Unknown	Miss Lisa Crossley-Smith Tel: 0161 764 4440	
		<ul style="list-style-type: none"> Pearson Ferrier Commercial 	
		Mr Joe Bostock Tel: 0161 764 4440	
		<ul style="list-style-type: none"> Amco Commercial 	
		Mr David Lachs	

Description:

1015 sq/ft (94.32 sq/m) of basement-level space, below two mid-terraced retail premises in the village of Waterfoot, a small mill-town situated between Rawtenstall and Bacup. Accessed separately from the rear of the premises, the space is split across multiple cellar rooms and whilst requiring full conversion, may suit a variety of clients. Once converted it would lend itself to businesses requiring consultation rooms (a physiotherapist, for example), office space or a business such as a photography studio.

The premises is situated on the banks of the River Irwell. The ground floor retail premises is also available for a further £6,000 per annum, which comprises of 587 sq/ft (54.54 sq/m), split across retail space, kitchen and WC with frontage onto Bacup Road.



Reference:	21053	Status:	AVAILABLE
Address:	Cedar House, Market Street, Waterfoot, Rossendale, Lancashire, BB4 7AR		
Min Size:	1293 SqM	Min Size:	13,918 SqFt
Max size:	1293 SqM	Max size:	13,918 SqFt
Usage:	Showroom, Industrial	Tenure:	Freehold £300,000 Contact Agent
Categories:		Agents:	• Petty Chartered Surveyors
Car Parking:	Unknown		Main Contact Tel: 01282 456677

Description:

The property is situated on Market Street just off Bacup Road (A681) in Waterfoot town centre. Waterfoot is approximately 5 miles from Rawtenstall which benefits from easy access to the motorway network via the A56 which leads on to the M66 north from Manchester.

Description

The property comprises of a single storey retail showroom together with an attached warehouse. The property is of a brick construction under a multi pitch slated roof supported on steel trusses with roof lights. It is understood the building was originally constructed as a market hall however of late it has been used as a showroom selling predominantly shoes with separate warehousing accommodation.

The showroom currently offers open plan accommodation with two private offices and male and female toilet facilities. Adjoining the showroom is a substantial open plan warehouse with loading access



Reference:	17723	Status:	AVAILABLE
Address:	Self Storage Containers Gaghills Mill, Burnley Road East, Waterfoot, Rossendale, Lancashire, BB4 9BB		
Min Size:	15 SqM	Min Size:	161 SqFt
Max size:	28 SqM	Max size:	301 SqFt
Usage:	Storage Unit	Tenure:	Leasehold £20.00 - £30.00 Per Week
Categories:		Agents:	• B & E Boys Ltd
Car Parking:	Yes		Mr Michael Boys Tel: 01706 211368

Description:
Self storage containers, secure site, town centre location, suitable for domestic, business and industrial storage. £20 key deposit.



Reference:	14723	Status:	AVAILABLE
Address:	Bridge End Mills, Tong Lane, Whitworth, Rochdale, OL12 8BE		
Min Size:	65 SqM	Min Size:	700 SqFt
Max size:	65 SqM	Max size:	700 SqFt
Usage:	Industrial	Tenure:	Leasehold £0.50 - £6.00 Per Sqft
Categories:		Agents:	• Anglo Recycling Technology Mr Aidan McGarry
Car Parking:	Yes		

Description:

Former mill premises, situated in the centre of Whitworth, which have been sub divided to form several units and offices. We have available one first floor indoor unit approximately. 696 sq ft.



Reference:	25834	Status:	AVAILABLE
Address:	Peel Mill, The Garage, Market Street, Shawforth, Rossendale, Lancashire, OL12 8HN		
Min Size:	1347 SqM	Min Size:	14,499 SqFt
Max size:	1347 SqM	Max size:	14,499 SqFt
Usage:	Industrial	Tenure:	Freehold £595,000 Contact Agent
Categories:		Agents:	• Pearson Ferrier Commercial Mr Jonathan Gold Tel: 0161 764 4440
Car Parking:	Unknown		

Description:

The 1.1 acre site currently has two attached industrial properties totalling 12,000 sq ft and a detached office building of 5,000 sq ft. the buildings remain in use, however, the site presents an excellent development opportunity, subject to planning. The site has a good and prominent road frontage on the main road between Rochdale and Bacup, north of Whitworth



Reference:	1031498	Status:	AVAILABLE
Address:	Manufacturing/Warehouse Premises, Station Road, Facit, Whitworth, OL12 8LJ		
Min Size:	1531 SqM	Min Size:	16,480 SqFt
Max size:	1531 SqM	Max size:	16,480 SqFt
Usage:	Industrial	Tenure:	Freehold £750,000 Contact Agent
Categories:		Agents:	• Trevor Dawson Chartered Surveyors
Car Parking:	Unknown		Main contact Tel: 01282 458007

Description:

For Sale Due to Relocation
Single storey manufacturing/warehouse property of brick construction, the main section beneath a pitched insulated sheet metal roof.

There is a further workshop bay to the rear of the property. To the front and along the rear elevation are single storey offices together with staff canteen.
The main workshop area has been sub divided into stores and manufacturing accommodation but could be made open plan by removal of a partition wall.

Loading is via two roller shutter doors along the rear elevation from a tarmacadam yard area.



Produced by

GWEN MARLOW (gwenmarlow@rossendalebc.gov.uk)

CORPORATE SUPPORT
Rossendale Borough Council, Room 209
The Business Centre, Futures Park, Bacup OL13 0BB

Tel: 01706 252417

Website: www.rossendale.gov.uk/propertyregister

Property Search Website: Not Available due to upgrading

Business Advice: Mr Guy Darragh,
Economic Development Manager
E-mail: guydarragh@rossendalebc.gov.uk
Tel: 01706 252568

Although every effort has been made to ensure the accuracy of any information presented, Rossendale Borough Council does not accept responsibility for loss caused by any person acting or refraining from action as a result of any information provided.

Planning: It is the purchaser's/tenant's responsibility to verify that their particular use has the benefit of planning