

spinning point

weaving a new heart to rawtenstall

A development by:

Rossendale
BOROUGH COUNCIL



Barnfield
construction

To Let

**SUPERB
RETAIL & LEISURE
OPPORTUNITIES**

Units from:

1,356 – 10,882 sq ft

DESCRIPTION

Spinning Point is a £15m development in the town centre of Rawtenstall. This development is seen as a strategic opportunity to create 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.

The first phase of the exciting new development is underway with the remodelling of the Town Hall to grade A office space, along with the construction of a new Bus Terminus complete with a retail offer which is due to complete December 2018.

Phase 2 will deliver a much needed mix of retail, leisure, food & beverage and hotel. This will follow during 2019 with completion summer 2020.



A **diverse range** of independent retailers.



200,000
visitors p.a.
at East Lancashire
Railway.



Vacancy rates **8.7%**,
well below the
national average.



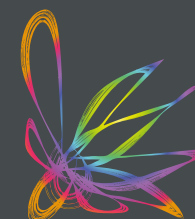
New Bus Station
opening;
facilitating 2,200
departures a week.



Ski Rossendale Dry
Ski Slope attracts
30,000+ visitors
a year.



Rawtenstall falls
within the
top 30% of all UK
shopping venues.



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*Indicative imagery

THE BOROUGH OF ROSSENDALE

Rossendale is a historic Borough located within the heart of Pennine Lancashire. The Borough has a unique identity that makes it stand out from other Boroughs as it includes many unique facilities which attract visitors from far and wide.

These include but not limited to: The Whitaker (previously Rossendale Museum & Art Gallery) is a recently renovated period property housing a stunning museum, gallery and café set within picturesque gardens and the Incredible Edible allotments.

Ski Rossendale now benefits from a newly installed beginner and improver slopes after receiving Sport England funding making it the premier outdoor Ski and Snowboard centre in the UK.

Bank Street celebrates the local, independent businesses and includes Fitzpatrick's Temperance Bar which is one of the oldest original temperance bars in Britain dating back to 1890. Rawtenstall also boasts a successful and thriving market offering an abundance of fresh food, homemade craft and local trades.

Golf Rossendale Driving Range and Golf Club is set within the beautiful scenic views of Rawtenstall.

The Adrenaline Centre is also located in Rawtenstall which provides facilities such as 'Grip & Go' a state of the art indoor climbing wall, a flexible sports hall to accommodate a number of sports, gym facilities, refurbished squash courts and a fully functioning café.

Rossendale is home to the Rawtenstall Station of the East Lancashire Railway a heritage railway which attracts over 200,000 visitors a year.



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'Grip & Go'

state-of-the-art indoor climbing wall, one of many facilities at The Adrenaline Centre, Rawtenstall.

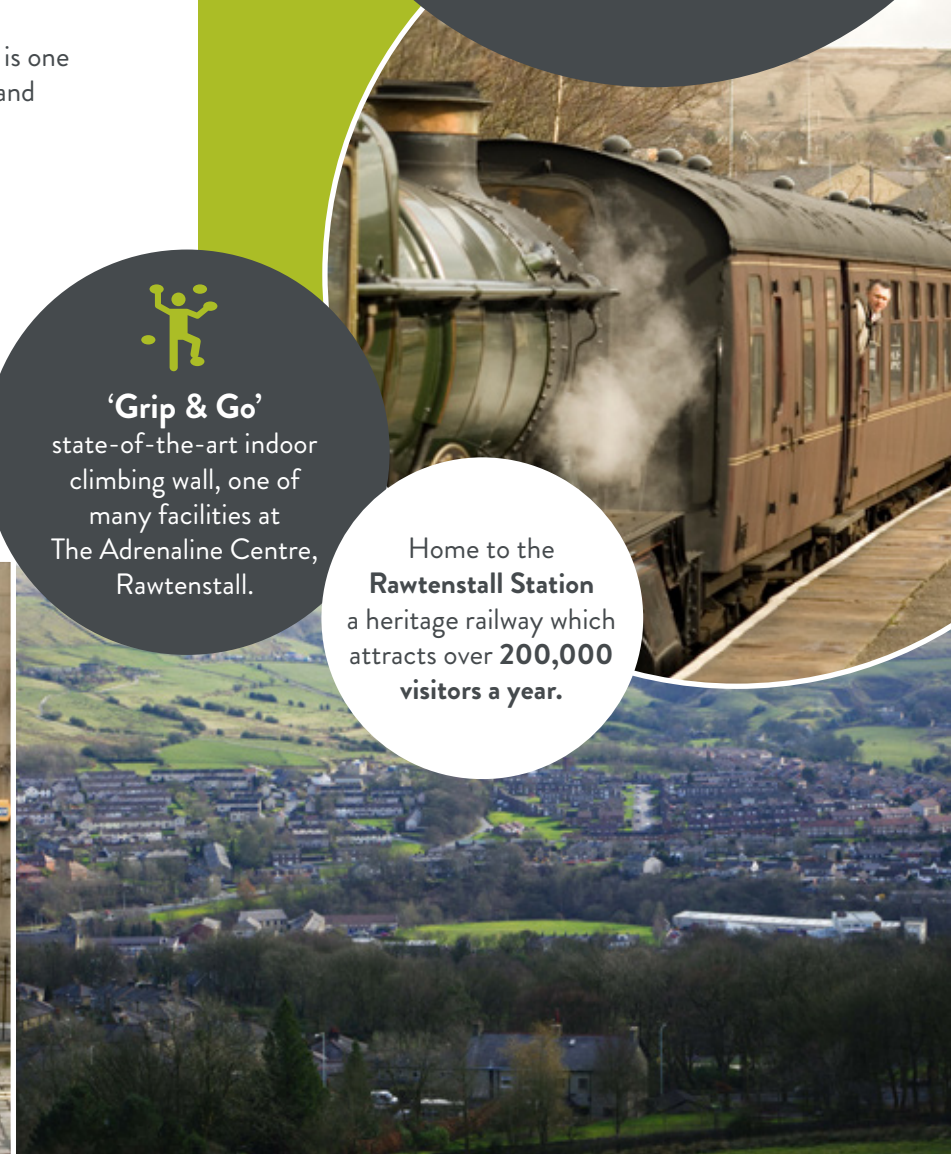
Home to the **Rawtenstall Station** a heritage railway which attracts over **200,000 visitors a year.**



The Whitaker

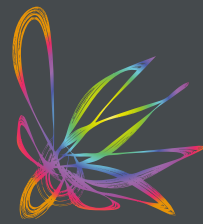
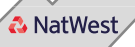
set within picturesque gardens features Incredible Edible allotments.

Home to many local and independent businesses like **Fitzpatrick's**, that dates back to 1899.



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Unit	sq ft	sq m	Quoting Rent
1	1,367	127	£TBC
2	1,356	126	£TBC
3	5,565	517	£TBC
4	6,394	594	£TBC
5	2,745	255	£TBC
6	2,895	269	£TBC
7	3,261	303	£TBC
8	10,882	1,011	£TBC
9	3,520	327	£TBC
Shared Plant & Back of House	1,744	162	£TBC
Hotel Foyer	2,583	240	£TBC
Unit 8 Foyer	538	50	£TBC
Terrace	1,216	113	£TBC



LOCATION

- Rawtenstall to M66 linking M62/M60 - 3.7 miles.
- Rawtenstall to M65 linking towns such as Accrington, Blackburn, Burnley - 8.7 miles.
- Rawtenstall to Manchester - 17 miles.



LEASE/RENT

The new build units are available to let by way of new full repairing and insuring leases for a term to be agreed. Rental details are available on request.

VAT

Any prices, premiums and rents quoted are exclusive of VAT at the prevailing rate.

SERVICE CHARGE

Service charge will be payable. Further information is available upon request.

BUSINESS RATES

The new build units will be assessed for business rates post construction. Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

All interested parties are expected to bear their own legal costs.

EPC

The units have no energy performance rating but will be assessed post construction.

PLANNING

It is envisaged that the development will benefit from A1, A2 & A3 use class planning consent with other town centre uses also being considered.

VIEWING

Strictly by appointment with the sole letting agent.

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