



**ON-SITE NOW**  
New bus station complete July 2019

  
Exciting **retail**  
and **leisure**  
**opportunities**

**£15m**  
mixed use  
development



spinning  
point

A development by:  
**Rosendale**  
BOROUGH COUNCIL  
 **Barnfield**  
construction



\*Indicative image

\*Indicative image



\*Indicative image



### New Bus Station opening June 2019

facilitating 2,200 departures a week



A **brand new** living, working and cultural **leisure destination** in the heart of Rawtenstall (complete Summer 2020)



**c.23,000** population



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



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

Planning for **A1, A2, A3, A4 & A5** uses

\*Indicative image





The town uniquely has **free parking**



A **diverse range** of independent retailers



The Hill UK-Home of Ski Rossendale Dry Ski Slope attracts **30,000+** visitors a year.



**The Whitaker** set within picturesque gardens features Incredible Edible allotments



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



Rawtenstal boasts a successful and **thriving market** offering an abundance of fresh food, homemade craft and local trades



Rawtenstall has an **exciting evening life**







Now featuring brand new spa



ASDA



\*Indicative image

# SUPERB RETAIL & LEISURE OPPORTUNITIES

Units from: 1,356 – 10,882 sq ft



Unit	sq ft	sq m
1 GF	2,424	225.2
2 GF	1,252	116.3
3 GF	5,375	499.4
4 GF	6,081	594.9
5 GF - IN NEGS	2,424	255.2
6 GF - IN NEGS	2,899	269.3
7 GF	2,899	269.3
8 GF	4,055	376.7
9 GF	1,593	148.0
10 GF - IN NEGS	1,345	125.0

Key  
 Available Units  
 In Negotiations

## 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

The development has full Planning Consent for a mixed use scheme comprising of Housing, Leisure, Hotel and commercial uses (including Use Classes A1, A2, A3, A4, B1, C1, C3 and D2)

## BUSINESS SUPPORT

Rossendale Council offers businesses a range of support. Please discuss with them directly on 01706 252480.



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**Manchester**  
- 17 miles



3.7 miles to **M66**  
linking **M62/M60**  
8.7 miles to **M65**  
linking Accrington,  
Blackburn, Burnley



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 **INVEST IN**  
**Rossendale**  
www.investinrossendale.com

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