



Detached Substantial Barn, Extensively Re-furbished and Suitable for a Variety of Uses Subject to Obtaining Necessary Planning Consent.

TO LET

**PARK HILL BARN
PENDLE HERITAGE CENTRE
COLNE ROAD
NELSON
LANCASHIRE BB9 6JQ**

2,597 Sq Ft (241.26 Sq M)

- Individually and architecturally designed Grade II Listed barn conversion.
- Delightful location in Barrowford Park and within walking distance of the village facilities and one mile from junction 13 of the M65 motorway.
- Excellent footfall from visitors and close to Pendle Heritage Centre.
- Car parking available.

Location

Situated alongside Pendle Waters at the head of Barrowford Park, just off Gisburn Rd (A682), the property is accessed from Colne Road, Barrowford which is a popular village with a range of independent shops, chic boutiques, wine bars and a Booths supermarket. The Barn forms part of the Pendle Heritage Centre cluster of heritage buildings.

Junction 13 of the M65 is approximately 1 mile from Park Hill Barn giving easy access to the M65 and the national motorway network

Description

This is a rare opportunity for a business to establish themselves within a 16th century park and riverside setting forming part of the Pendle Heritage Hamlet within Barrowford.

Park Hill Barn, we understand, was originally built in 1682 and had been altered and added to over the years. It is built from local sandstone with regular shaped quoins, jambs and lintels. Some of the most distinctive features include the low arched doorway to the rear wall, with harr hung doors, there are 163 pigeon holes, 14 nesting boxes built into the walls and a beam dated June 21 1907 when the original barn was completed. Since this date the barn has been sympathetically restored to the barn that is available today.

The property has been used by Heritage Trust for the North West for many years uses included, Art Gallery, Wedding Venue with bar facilities, Private Function Room and Training Facilities to mention just a few.

The clients would consider a wide variety of uses although they are conscious that an occupier must be sympathetic to the existing business currently operated by the Heritage Trust for the North West in the premises adjacent.

Internally the property offers a wealth of features including exposed stone work, beams, original barn doors and modern WC facilities and a new professional kitchen.

Accommodation

Ground Floor

Function room - 61.3 sq.m

Surrounding first floor balcony - 45.95 sq.m

Fully glazed reception / foyer - 31.31 sq.m

Fully fitted kitchen - 22.57 sq.m

Pantry - 5.37 sq.m

First Floor

Open planned function room - 39.85 sq.m

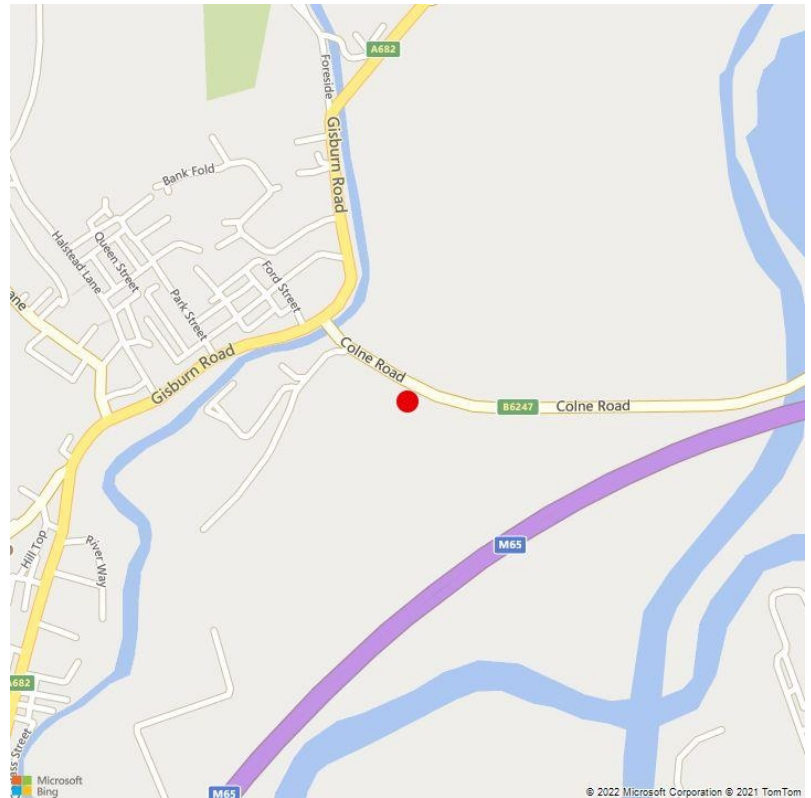
Store room 1 - 8.07 sq.m

Store room 2 - 16.33 sq.m

Store room 3 - 4.47 sq.m

Male and female WC facilities within the property and the kitchen has the benefit of dishwasher, electric oven, and a six ring hob.

Externally there is a cobbled courtyard with some limited car parking and bin stores to the rear.



Rent

On application.

Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661.

Initial proposals should be discussed with the agents to ensure that it is conducive to the current landlords.

Services

We are advised that all mains services are available.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new lease for a term to be agreed. Ideally looking for a minimum of 3 years.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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