



Vacant Shop With Fully Let First Floor Flat

FOR SALE

**25 & 25A ALBERT ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5AA**

1,601 Sq Ft (148.73 Sq M)

- Part income producing investment with first floor flat and ground floor retail
- Prime location opposite the Square.
- Two self contained sections with ground floor retail and basement storage, separate first floor flat accessed from the rear.
- Barnoldswick is a popular town with a wide range of local and regional traders.

Location

The property occupies a mid parade location in a prime spot on Albert Road in the centre of Barnoldswick. This is an extremely popular location with an excellent pedestrian flow and renowned for its summer "Beach Festival". Parking is available in the surrounding streets and other occupants in the immediate vicinity include cafe's, retail outlets, bars and eateries.

Description

A mid parade property of traditional stone construction beneath a pitched slate roof. The ground floor comprises an open plan sales area with a full display window to Albert Road. To the rear there is a WC and kitchen area. Internally there is access to a substantial cellar with good height that has been used previously for storage.

The first floor flat is accessed from the rear (25a). There is a small car parking area and stairs leading to the first floor. This comprises of a substantial lounge, bedroom 1 (dining room), fully fitted kitchen and bathroom with white 3 piece suit with shower over bath. There is a substantial Second floor bedroom.

Accommodation

Ground floor

Shop - 49.94 sq.m (537 sq.ft)

Basement 44.82 sq.m (482 sq.ft)

First Floor

Lounge 95 sq.m (182 sq. ft)

Bedroom / dining room 9.15 sq.m (98 sq.ft)

Kitchen 6.81 sq.m (73 sq. ft)

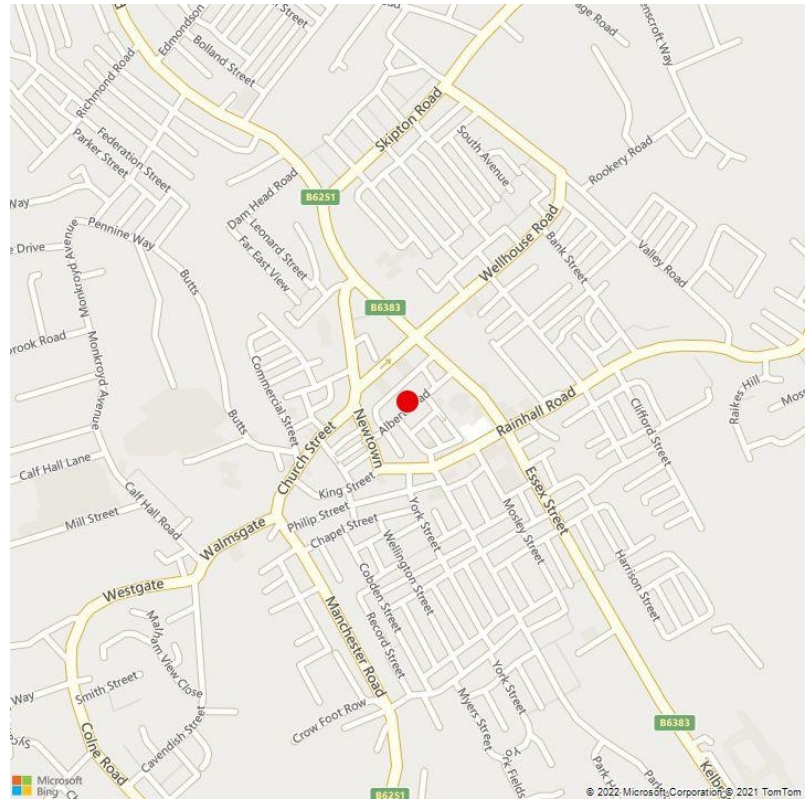
Bathroom

Second Floor

Bedroom 21.28 sq.m (229 sq. ft)

Planning

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



Price

£125,000 (one hundred and twenty five thousand pounds)

Business Rates

The flat has a council tax band A
The property may benefit from Small Business Rates Relief,
and interested parties should contact Pendle Borough
Council direct on 01282 661661.

Services

The property has the benefit of all mains services and the flat
has gas fired central heating.
We are advised that the water supply is not separate to ground
and first floor .

Services Responsibility

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

Tenure

The ground floor and basement are vacant. The first floor has
been occupied for a number of years by the tenant that has
recently signed a 2 year AST

Tennant Passing Rent is £325 per 4 weeks (£4119 per annum)

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

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

