



Excellent Quality Retail / Office Premises

TO LET

**5 KING EDWARD TERRACE
BARROWFORD
NELSON
LANCASHIRE
BB9 8NJ**

1,345 Sq Ft (124.95 Sq M)

- Modern open plan ground floor, previously used as a hair salon and retail sales.
- Extensively refurbished including new flooring, gas central heating, and redecoration.
- Good sized treatment rooms to the first floor.
- Prominent main road location in popular village with 2 minutes access to the M65.
- Ample car parking in the surrounding area.

Price

Rent £1, 350 (one thousand three hundred and fifty pounds)
PCM

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £12,750 per annum (2017/present).

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 mains electricity and water. Gas fired central heating and partial Air conditioning.

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 full repairing and insuring lease for a term to be agreed.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

