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Excellent Quality Retail / Office Premises

TO LET

5 KING EDWARD TERRACE BARROWFORD NELSON LANCASHIRE BB9 8NJ • 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.

1,345 Sq Ft (124.95 Sq M)

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Location

The property is situated in the centre of Barrowford fronting Gisburn Road (A682) the main arterial route through the village. Gisburn Road provides direct access to Junction 13 of the M65 and Barrowford Road (A6068).

Other occupants in the vicinity include Scruples Menswear, Marsden Building Society, Michelle B fashion wear and Euronics Electrical Sales. The village is also home to a number of specialist independent retailers and professional users.

Description

The property comprises of a mid parade property being of traditional stone construction beneath a pitched slate roof. The premises form one in a block of four properties which include a specialist lock smith, catering outlet and high quality ladies fashionwear.

The property was extensively refurbished over the last few years and is finished to a very high standard.

The ground floor comprises of an open plan room with glazed display frontage, laminate floor, good quality decoration and benefits from air conditioning. To the rear there is a modern kitchenette with base and wall units and a WC facility.

The first floor comprises of four treatment rooms, all finished to a very high standard. There is a second floor that has been used for storage and office administration.

There are security shutters to the rear door and an enclosed yard.

Car parking is available to the front of the property and to the side in a public car park and also to the rear.

Accommodation

Ground Floor Open planned room Kitchenette WC 58.23 sq.m (626.77 sq.ft)

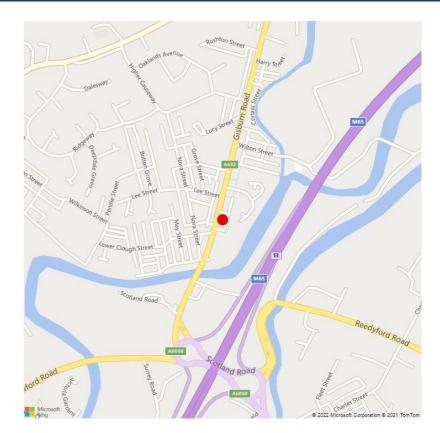
First Floor 5 Treatment rooms/ Offices WC 42.7 sq.m (459.69 sq.ft)

Attic 16.84 sq.m (181.3 sq.ft)

GIA 124.9 sq.m (1344.39 sq.ft)

Planning

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







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Price

Rent £1, 350 (one thousand three hundred and fifty pounds) PCM $\ensuremath{\mathsf{PCM}}$

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of $\pm 12,750$ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.