



## Quality Retail Premises

### TO LET

**5 WATER STREET  
EARBY  
BARNOLDSWICK  
LANCASHIRE  
BB18 6QP**

**572 Sq Ft (53.14 Sq M)**

- Located within Earby town centre surrounded by a mix of local retail and professional uses.
- A corner position on a prominent busy road.
- Refurbished to a high standard and ready for immediate occupation.
- Small Business Rate Relief available to eligible parties.

### Location

The property is situated within Earby town centre at the end of of Victoria Road close to the bus depot and can be identified by the To Let board.

### Description

The property comprises of an end parade former retail property, having recently been a Beauty Salon but previously a Fish and Chip shop. The premises have been refurbished and finished to a high standard, with laminate floors, spot lighting, a quality fitted kitchen and WC facilities. There is a yard area to the rear, for storage.

### Accommodation

Sales area 298 sq.ft (27.68 sq.m)

Salon 149 sq.ft (13.0 sq.m)

Kitchen 83 sq.ft (7.5 sq.m)

WC 42 sq.ft (3.9 sq.m)

Net internal area 572 sq.ft (53.14 sq.m)



### Planning

The premises were at one time used as a Fish and Chip Shop but more recently used as a Beauty Salon and interested parties should verify their intended use with the local planning authority Pendle Borough Council Planning Department on 01282 661661.

### Rent

£100 per week

### Business Rates

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 water and electricity. There is electric radiator to the rear salon.

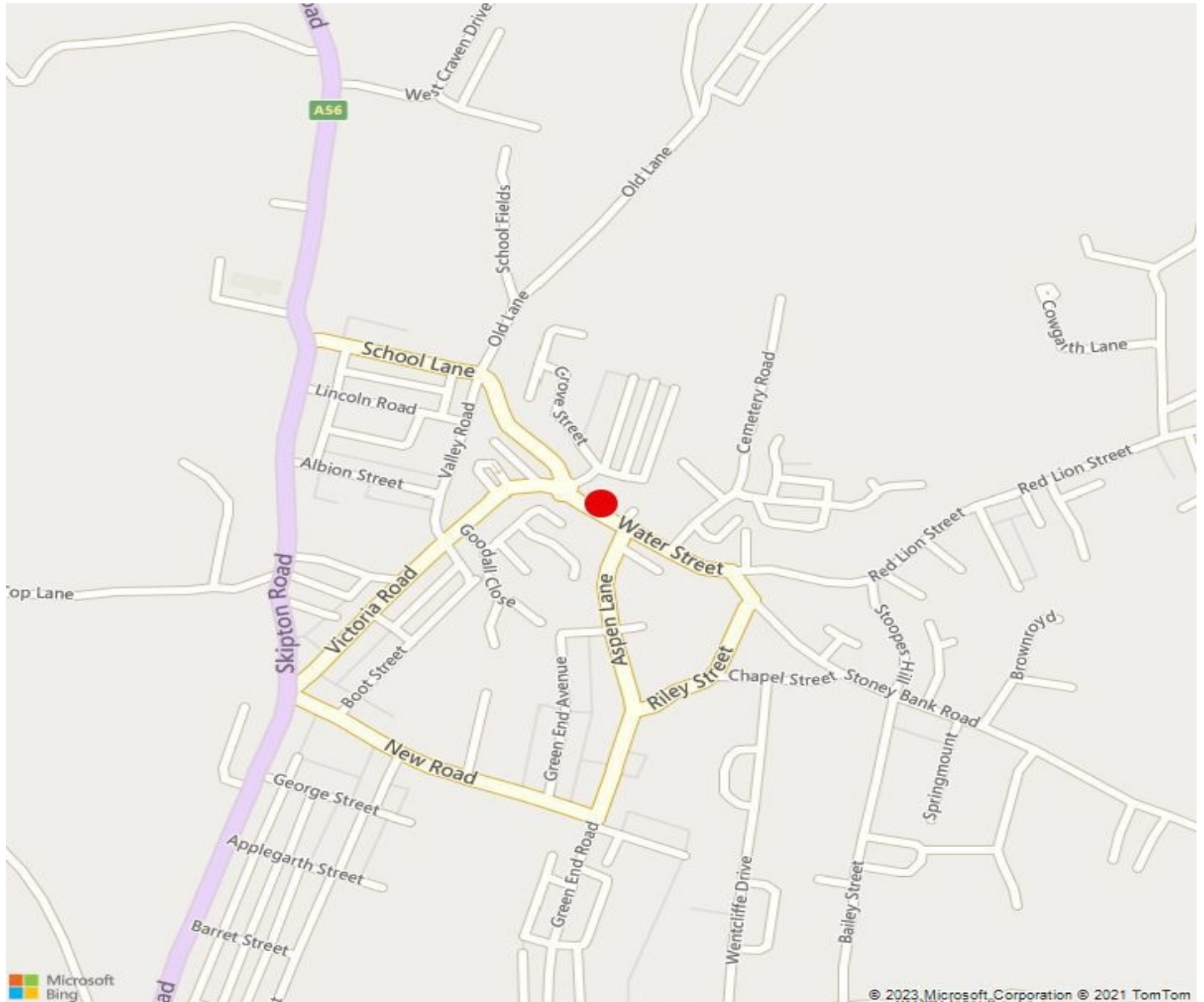
### Services Responsibility

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.





## Additional Information

### Viewings

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

### 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.

### EPC

An Energy Performance  
Certificate is available upon  
request.

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