



Fully Refurbished Retail / Office Premises.

**2 RAINHALL ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5AF**

542.8 Sq Ft (50.43 Sq M)

- Prominent position in the centre of Barnoldswick with a good level of passing trade.
- Fully refurbished two storey accommodation presented to a high standard.
- Modern laminate flooring throughout, new kitchenette, WC and LED lighting.
- Suitable for various uses including office, retail and hair and beauty.

Location

The property occupies a mid-parade position on Rainhall Road, a busy thoroughfare benefiting from a good level of passing trade.

Other occupants in the immediate vicinity include Well Pharmacy, Whitworth Chemists, Wilds Bakery and a variety of independent retailers.

Description

A mid parade retail / office premises of traditional stone construction with a pitched tiled roof. Internally the property comprises an open plan sales area / office to the ground floor together with an additional office, kitchenette and WC to the first floor.

The property has been comprehensively refurbished in recent years and benefits from feature laminate flooring, a modern kitchen and WC, LED lighting and a newly installed wash basin to the ground floor. Most recently occupied as a Financial Services office, the property would suit a variety of uses including, office, retail, hair and beauty or barber shop use.

Accommodation

GROUND FLOOR

Sales area / office 278.1 sq.ft

FIRST FLOOR

Kitchenette 111.2 sq.ft

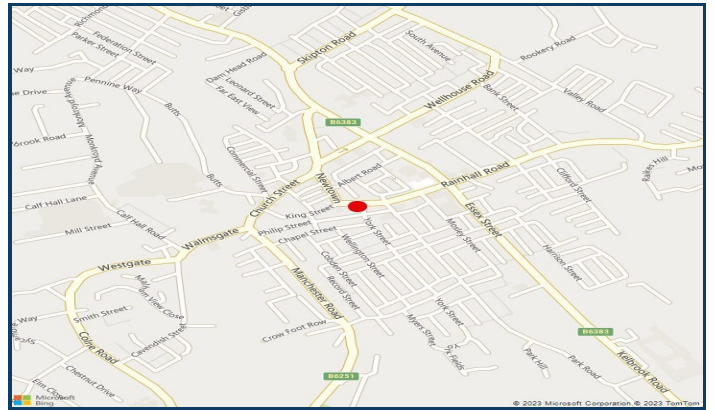
Office 139.4 sq.ft

WC 14.1 sq.ft

GIA 542.8 sq.ft

Planning

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



£550 per month

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,400 per annum (2023/24).

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661 to confirm.

Services

The property has the benefit of all mains services, water and electricity.

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.

