



Prominent Double Fronted Retail Investment Premises

FOR SALE

**137 GISBURN ROAD
BARROWFORD
NELSON
LANCASHIRE
BB9 6EP**

1,062.5 Sq Ft (98.71 Sq M)

- Prime roadside location in the popular village of Barrowford.
- Attractive stone built double fronted property.
- Current rental income of £12,000 per annum.
- Popular trading location close to a number of established occupiers including, Booths Supermarket, Scruples Menswear, and various independent Retailers, Solicitors and Estate Agents.

Location

The property is situated in the heart of Barrowford fronting Gisburn Road (A682), a highly visible roadside location benefitting from a good level of passing traffic.

Located directly adjacent to the White Bear Public House, there are a number of established occupiers in the nearby vicinity including, Booths Supermarket, Scruples Menswear, The Last Trading Post and various independent retailers, bars and bistros.

Description

An attractive stone built, two storey property, with a double shop frontage to Gisburn Road. The property has been occupied for a number of years by an established beauticians and comprises, to the ground floor, an open plan salon, with a separate treatment room, kitchenette, store room and WC. The first floor comprises and additional 3 treatment rooms.

The property is well presented throughout and benefits from a good level of natural light with a pleasant view of Barrowford Park from the front elevation.

TENANCIES

The property is let to an established beauticians by way of a 6 year full repairing and insuring lease with effect from 30th October 2015 . The Tenant is current holding over at a passing rent of £12,000 per annum.

Accommodation

Ground Floor

Salon 46.1 sq.m 496.2 sq.ft

Treatment Room 1 20.1 sq.m 216.3 sq.ft

Kitchenette 4.1 sq.m 44.5 sq.ft

Store Room 5.1 sq.m 54.8 sq.ft

WC

First Floor

Treatment Room 2 10.8 sq.m 116.2 sq.ft

Treatment Room 3 8.4 sq.m 90.4 sq.ft

Treatment Room 4 4.1 sq.m 44.1 sq.ft

GIA: 98.7 sq.m 1,062.5 sq.ft



Planning

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

Price

£200,000 (Two hundred thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £13,750 per annum (2024/25).

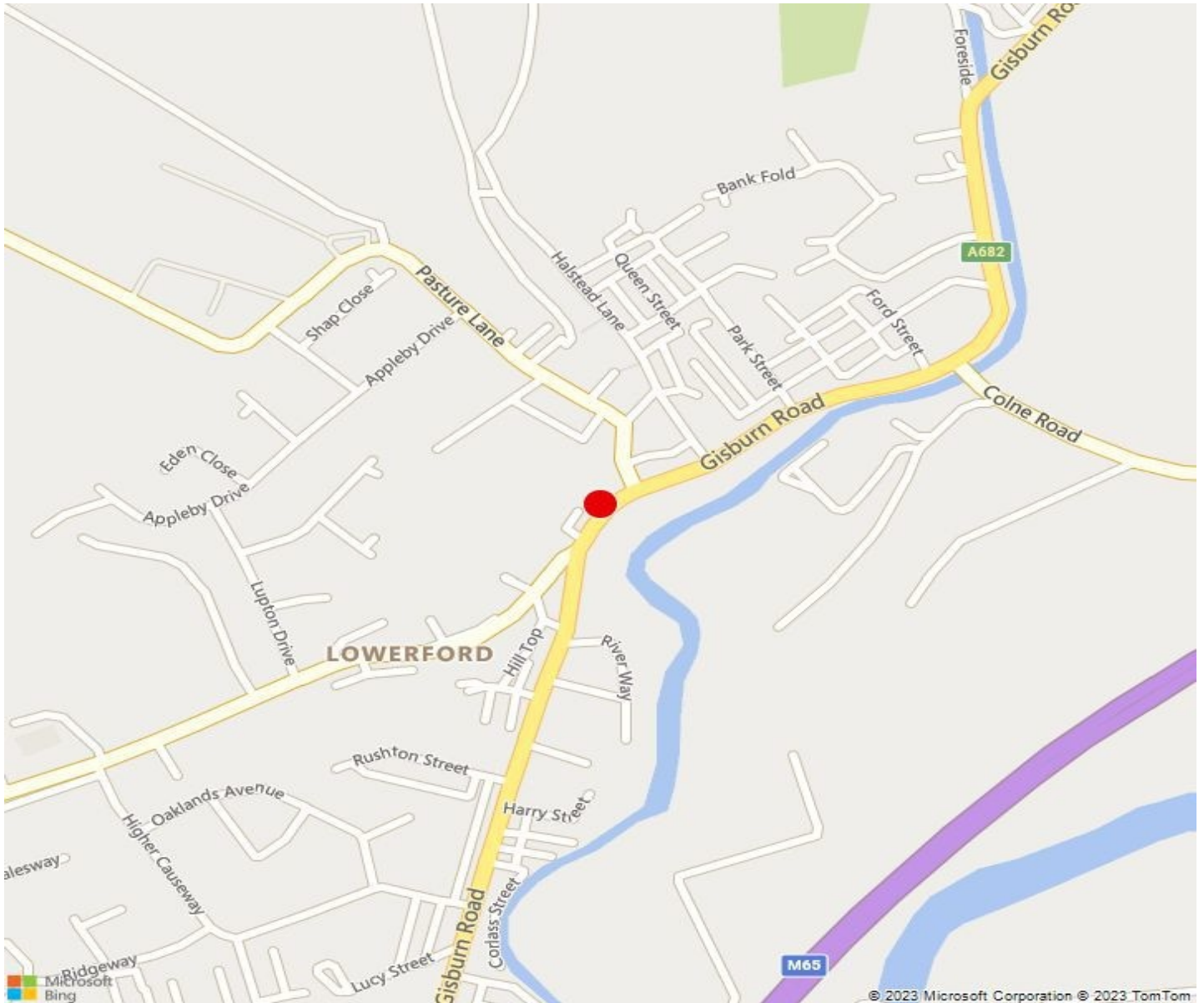
Services

The property has the benefit of all mains services .

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.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

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.

