



Well Presented Retail Unit In Prominent Location

UNIT 2
80 GISBURN ROAD
BARROWFORD
NELSON
LANCASHIRE
BB9 6DT

764.13 Sq Ft (70.99 Sq M)

- Modern open plan accommodation suitable for various retail and professional uses.
- Popular trading location within the centre of Barrowford.
- Onsite dedicated parking.
- Conveniently located within five minutes drive of Junction 13 of the M65 motorway.

Location

The property is situated in the heart of Barrowford, a very popular village within a few minutes drive of junction 13 of the M65. Occupying a popular trading position, other occupants in the nearby vicinity include SPAR Barrowford, Booths Supermarket, Marsden Building Society and a variety of independent retailers, specialist users and bars.

Description

The property comprises an open plan retail unit consisting of a sales area, kitchenette and WC facilities.

The accommodation has the benefit of suspended ceilings, dual air conditioning and full height aluminum shop frontage. Ideally suited for retail use, the property may suit alternate uses subject to the appropriate Planning Consent.

Externally allocated car parking spaces are available immediately adjacent.

Accommodation

Sales area
Kitchenette/store
WC

GIA 70.99 sq.m (764.13 sq.ft)



Planning

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

Rent
£13,000 per annum + VAT.

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £14,000 per annum (2023-24).

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

Services

The property has the benefit of mains electricity and water including dual air conditioning.

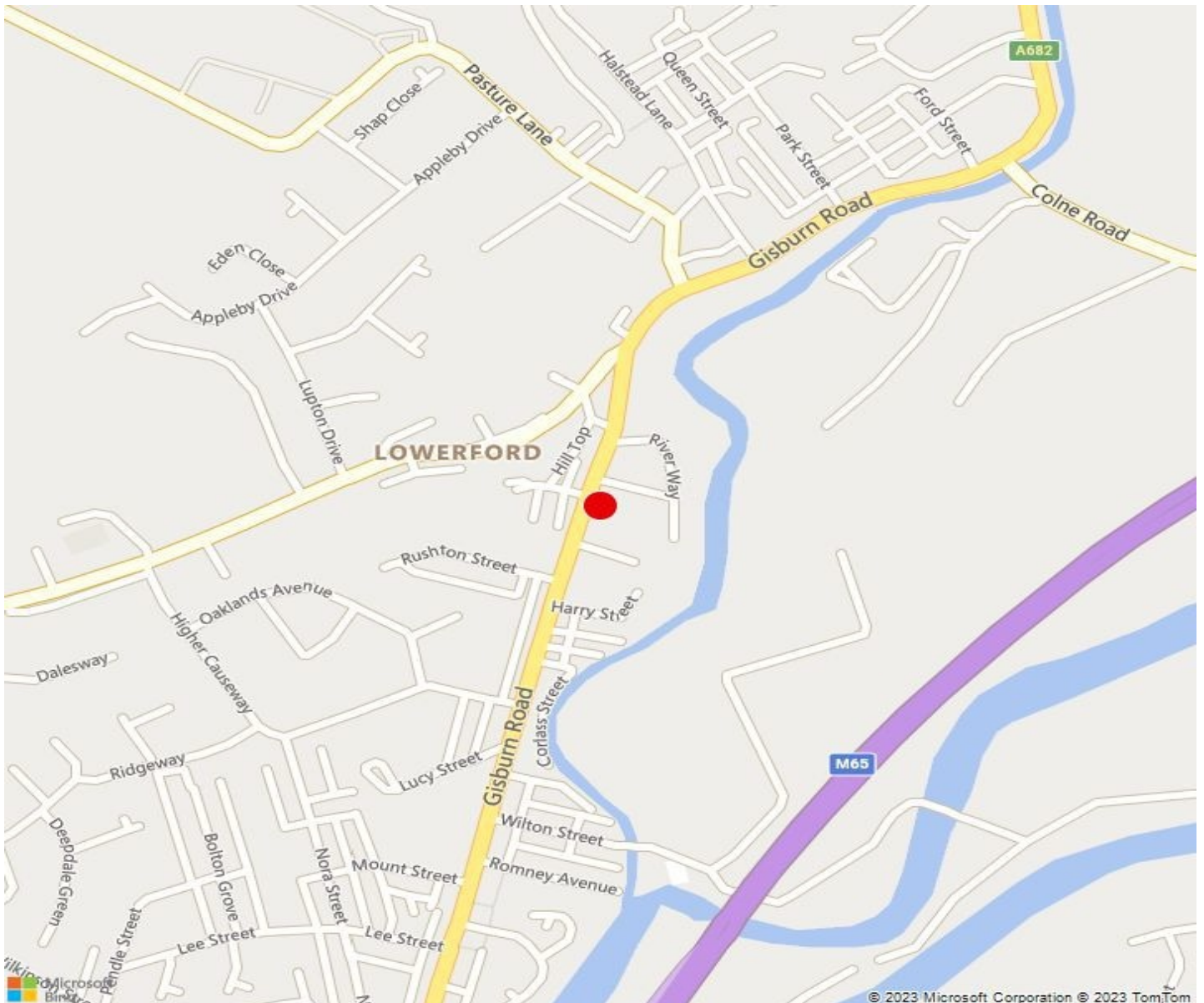
Services Responsibility

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

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.

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.

