



## Mid Parade Ground Floor Retail / Office Premises

### TO LET

**3 RIBBLESDALE BUILDINGS  
GISBURN ROAD  
BARNOLDSWICK  
LANCASHIRE  
BB18 5NQ**

**354.24 Sq Ft (32.91 Sq M)**

- Prominent location with highly visible main road frontage.
- Refurbished, open plan accommodation ideal for hair and beauty or various retail and office uses.
- Competitive rent and available for immediate occupation.
- 100% small business rates relief available for eligible Tenants.

### Location

The property occupies a prominent roadside location in the popular market town of Barnoldswick. Fronting Gisburn Road, close to its junction with Skipton Road, the property benefits from plenty of passing traffic and is conveniently located within a short walk from the town centre.

Car Parking is available on the surrounding streets.

### Description

A ground floor, mid parade retail property with a full height UPVC shop frontage. The property was previously occupied as a hair salon and barbers but would suit a variety of retail or office uses.

Internally the layout is fully open plan with a rear WC and cloakroom. The accommodation has been recently refurbished and is well presented throughout, benefitting from good quality tiled flooring, suspended ceilings with recessed lighting, and gas central heating.

### Accommodation

GROUND FLOOR

Sales Area

Cloakroom

WC 32.91 sq.m 354.24 sq.ft



### Planning

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

### Rent

£400 pcm (four hundred pounds)

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £3,250 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.

### Services

The property has the benefit of all mains services including gas fired central heating, water and electricity.

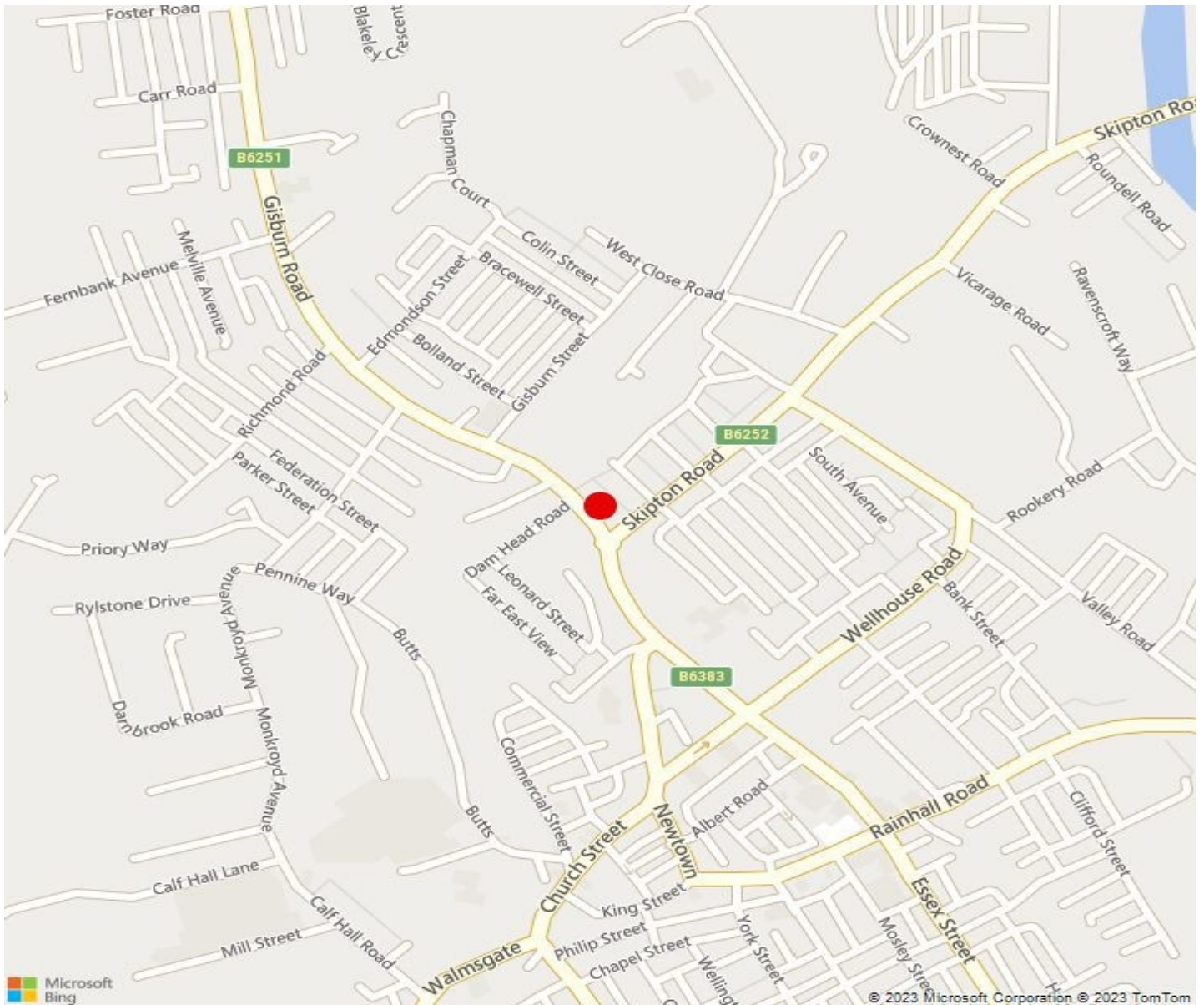
### Services Responsibility

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

### Viewings

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

### Legal Costs

Each party is to be 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.

