



Refurbished Double Fronted Retail Premises.

TO LET

**1-2 RIBBLESDALE BUILDINGS
GISBURN ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5NQ**

720.1 Sq Ft (66.9 Sq M)

- Attractive double fronted shop in highly visible main road location.
- Spacious open plan accommodation with rear storage.
- Newly decorated with combination of new floor coverings and original feature, hard wood and stone flag flooring.
- 100% Small Business Rates Relief for eligible Tenants.
- Available for immediate occupation.
- On street parking available close by.

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 retail premises with an attractive double frontage onto Gisburn Road. Occupied as a florists for a number of years, internally the property comprises an open plan sales area to the front, with a rear store room, kitchenette and WC

Recently painted and decorated throughout, the property is well presented, benefitting from a combination of new lino flooring and original feature, hard wood and stone flag flooring.

Ideally for various retail uses, the property may also suit hair and beauty or office use.

Accommodation

GROUND FLOOR

Front sales area 44 sq.m 473.6 sq.ft

Sales counter / WC 12.7 sq.m 136.7 sq.ft

Store room 10.2 sq.m 109.8 sq.ft

GIA 66.9 sq.m 720.1 sq.ft



Planning

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

Rent

£725 pcm (seven hundred and twenty-five pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,900 per annum (2023/24).

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

Services

The property has the benefit of mains electricity and water.

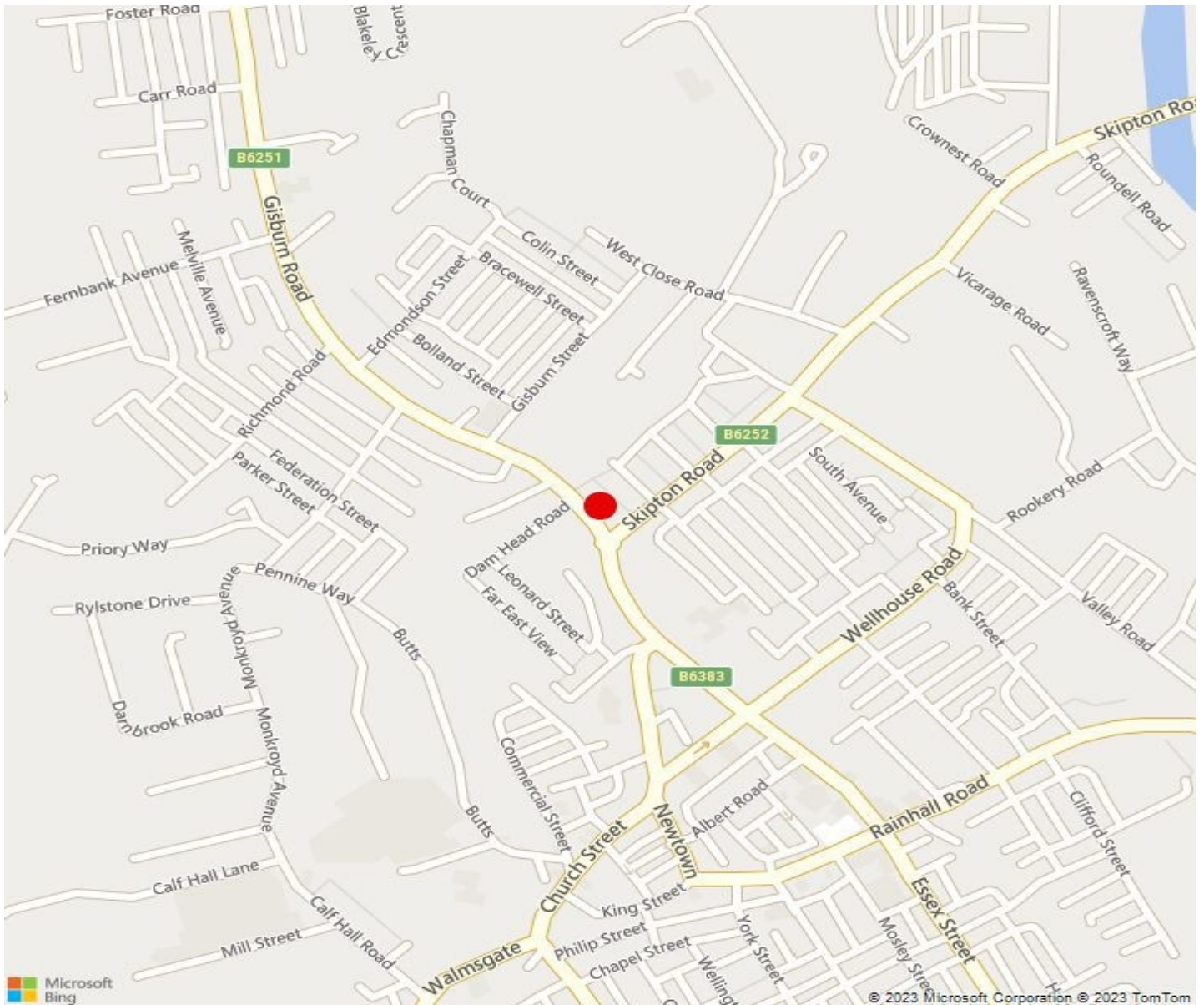
Services Responsibility

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
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

