



Prominent Retail Premises Within Iconic Building

TO LET

**1-2 MAJESTIC BUILDINGS
ALBERT ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5AA**

1,341.36 Sq Ft (124.61 Sq M)

- Triple fronted retail premises in highly visible roadside location.
- Spacious open plan accommodation last occupied as a personal training studio and suitable for retail or office use.
- Central location close to Barnoldswick town square, Co-Op Food and a variety of independent retailers, solicitors, estate agents, bars and cafes.
- No VAT payable and 100% business rates relief for eligible Tenants.

Location

The property is situated within Barnoldswick town centre on the corner of Albert Road and Fern Lea Avenue. A popular market town, Barnoldswick is conveniently located within approximately five miles of Skipton and four miles of Colne which provides access on to the M65 motorway network.

There are a number of established occupiers within the immediate vicinity including, Co-Op Food, and various solicitors, independent retailers, bars and cafes.

Description

Internally the property comprises a large open plan studio with a rear kitchenette, partitioned store room and communal WC facilities serving Unit 1-2 and Unit 3 Majestic Buildings.

Benefiting from a full height glazed frontage, the accommodation has been most recently occupied as a personal training studio however would suit retail or office uses.

Accommodation

Personal training studio 114.28 sq.m 1230.1 sq.ft

Kitchenette 4.37 sq.m 47.00 sq.ft

Store 5.97 sq.m 64.26 sq.ft

WC

GIA 124.62 sq.m 1341.36 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 exclusive of business rates and service charge. VAT is not applicable to the rent.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £8,800 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 mains electricity, water and drainage to public sewer.

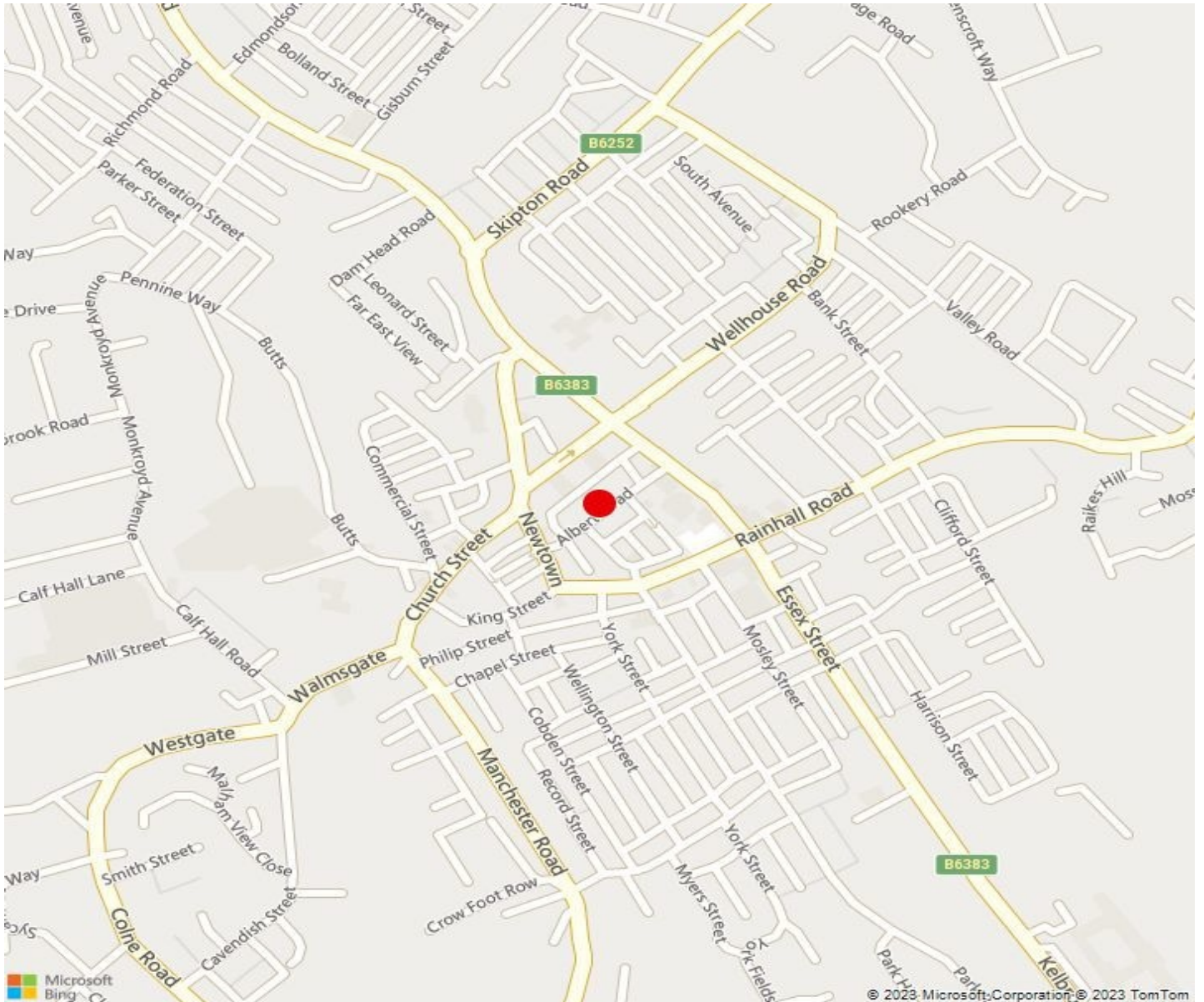
Services Responsibility

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 of 5 years.





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.

