



**Immaculately presented first floor treatment rooms / office suites.**

## **TO LET**

**2 FOREST VIEW  
BARROWFORD  
NELSON  
LANCASHIRE  
BB9 8PR**

**103.76 - 125.4 Sq Ft (9.64 - 11.65 Sq  
M)**

- First floor, modern treatment rooms ideal for various uses including, beautician, nail salon, therapy or office uses.
- Prominent main road position in the popular Village of Barrowford.
- Well presented accommodation with laminate wood flooring, gas central heating and modern wall mounted wash basins.
- Available at competitive rent of £350pcm on flexible lease terms.
- 100% small business rates relief for eligible Tenants.
- Good parking facilities nearby.

### Location

The property occupies a prominent main road location fronting Gisburn Road (A682), the main arterial route through the popular village of Barrowford.

Conveniently located within a short drive from junction 13 of the M65, other established business in the near vicinity include, Booths Supermarket, Michelle B Fashion, Scruples Menswear and a number of independent retailers.

### Description

The accommodation comprises two private treatments located on the first floor, both are finished to a high standard, including laminate wood flooring, modern wall-mounted wash basins, spot lighting and large UPVC windows providing excellent natural light. Each suite is available for immediate occupation.

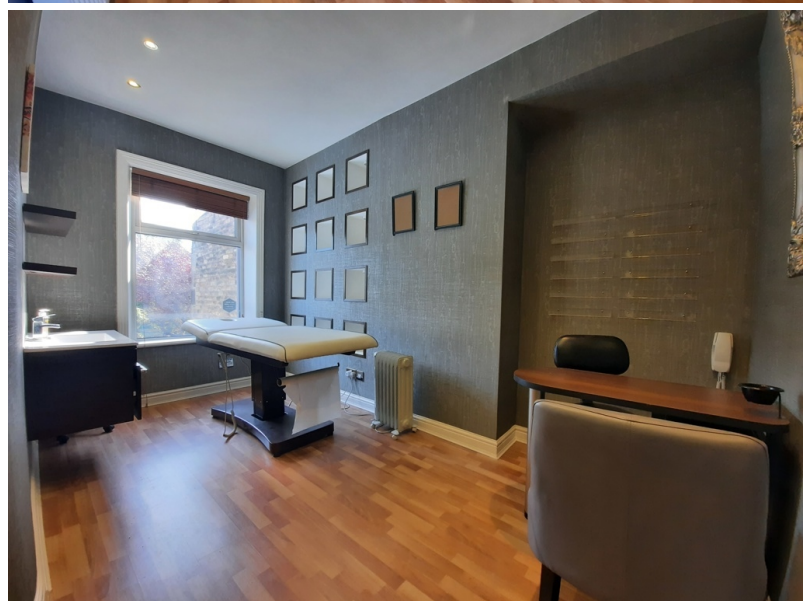
Located on the first floor are good quality, communal WC facilities and there is also a communal kitchen on the ground floor.

Ideally suited to beauty or nail salon use, the suites would also suit various therapy or office uses.

### Accommodation

Suite 1: 9.64 sq.m (103.76 sq.ft)

Suite 2: 11.65 sq.m (125.4 sq.ft)



### Planning

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

### Rent

£350 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that the Rateable Values are as follows (2023/24):

Suite 1: £540 per annum

Suite 2: £510 per annum

The ingoing Tenant is likely to qualify for 100% small business rates relief and should contact Pendle Council on 01282 661661 to confirm.

### Services

The property has the benefit of all mains services including gas fired central heating.

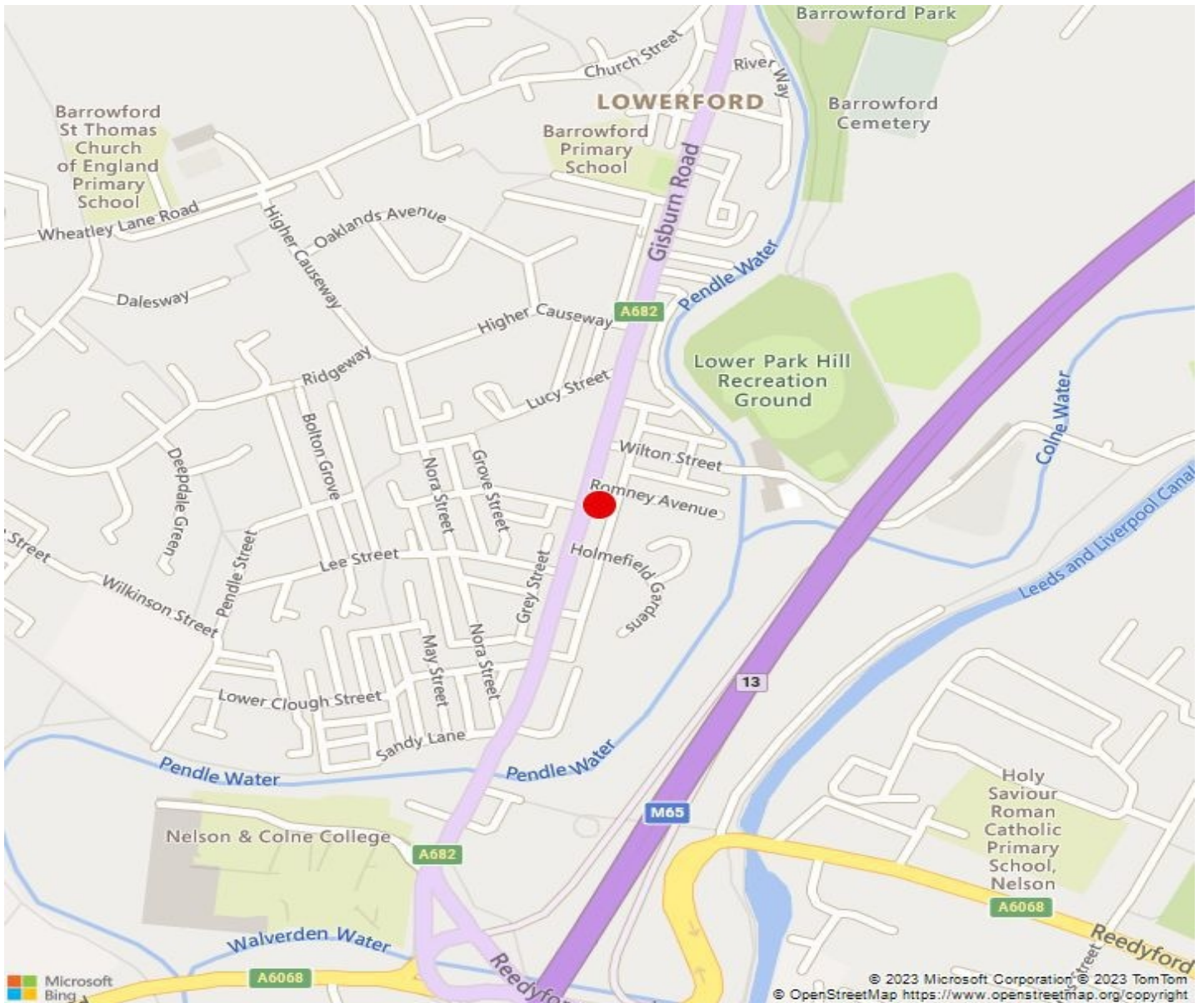
### Services Responsibility

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 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.

