



Attractive stone built, mixed use premises in prime town centre location

FOR SALE

**7-9
NEWTOWN
BARNOLDSWICK
LANCASHIRE
BB18 5UQ**

2,434.27 Sq Ft (226.14 Sq M)

- Refurbished ground / lower ground floor retail unit with planning permission approved to create two self contained, first floor apartments.
- Popular market town location with numerous established businesses in the nearby vicinity.
- Deceptively spacious, three storey property with good natural light, open plan floor areas and useful basement storage.
- Ideal investment opportunity with scope for multiple rental incomes.

Location

The property occupies a prominent corner position on Newtown in the centre of Barnoldswick, a popular Market town in the borough of Pendle.

Newtown is a popular trading position close to various established businesses including, numerous bars, bistro's, micro-breweries, solicitors, and independent retailers.

Description

An attractive stone built property comprising a refurbished ground / lower ground floor shop with further accommodation to the first floor which has planning consent for conversion into two, self contained apartments.

The ground floor comprises an open plan sales area suitable for various uses including retail, office, hair and beauty, bar or micro-pub use subject to the appropriate planning consent. To the lower ground floor are a series of useful storerooms, which have also undergone refurbishment including a new suspended ceiling, LED lighting and newly painted internal walls and flooring.

Originally occupied for office use, the first floor comprises a series of store rooms and a WC. Planning consent was granted on 22nd December 2023 for conversion of the first floor accommodation into two self contained, one bedroom apartments with a new entrance to be created to the front elevation.

Accommodation

Ground Floor

Sales and WC 84.69 sq.m 911.6 sq.ft

First Floor

5 store rooms and WC 84.69 911.6 sq.ft

Lower Ground Floor

Store rooms 56.77 sq.m 611.07 sq.ft

GIA: 226.15 sq.m 2,434.27 sq.ft



Planning

Planning consent was granted on 22nd December 2023 for mixed retail use services on the ground floor and two self contained flats to the first floor. Full details of this planning application can be viewed on Pendle Borough Council's planning portal using planning application number 23/0685/FUL.

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

Price
£185,000

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £11,250 per annum (2024/25).

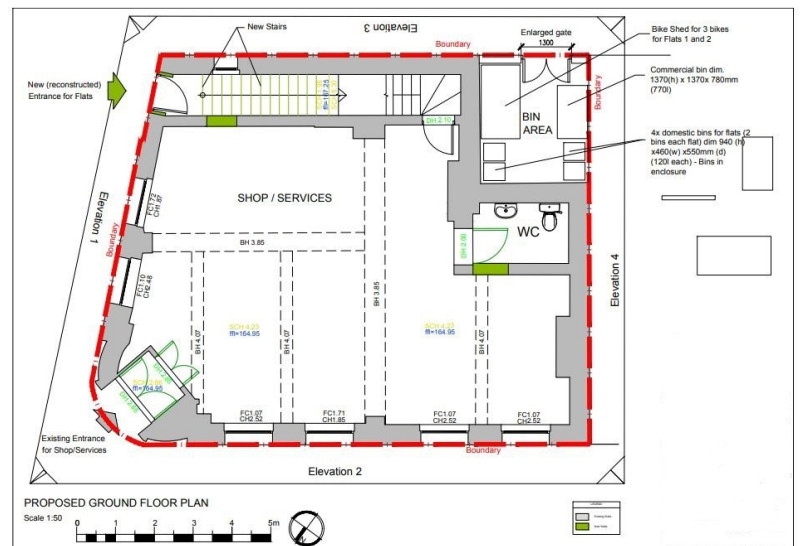
The first floor would need to be reassessed for council tax if converted into residential accommodation.

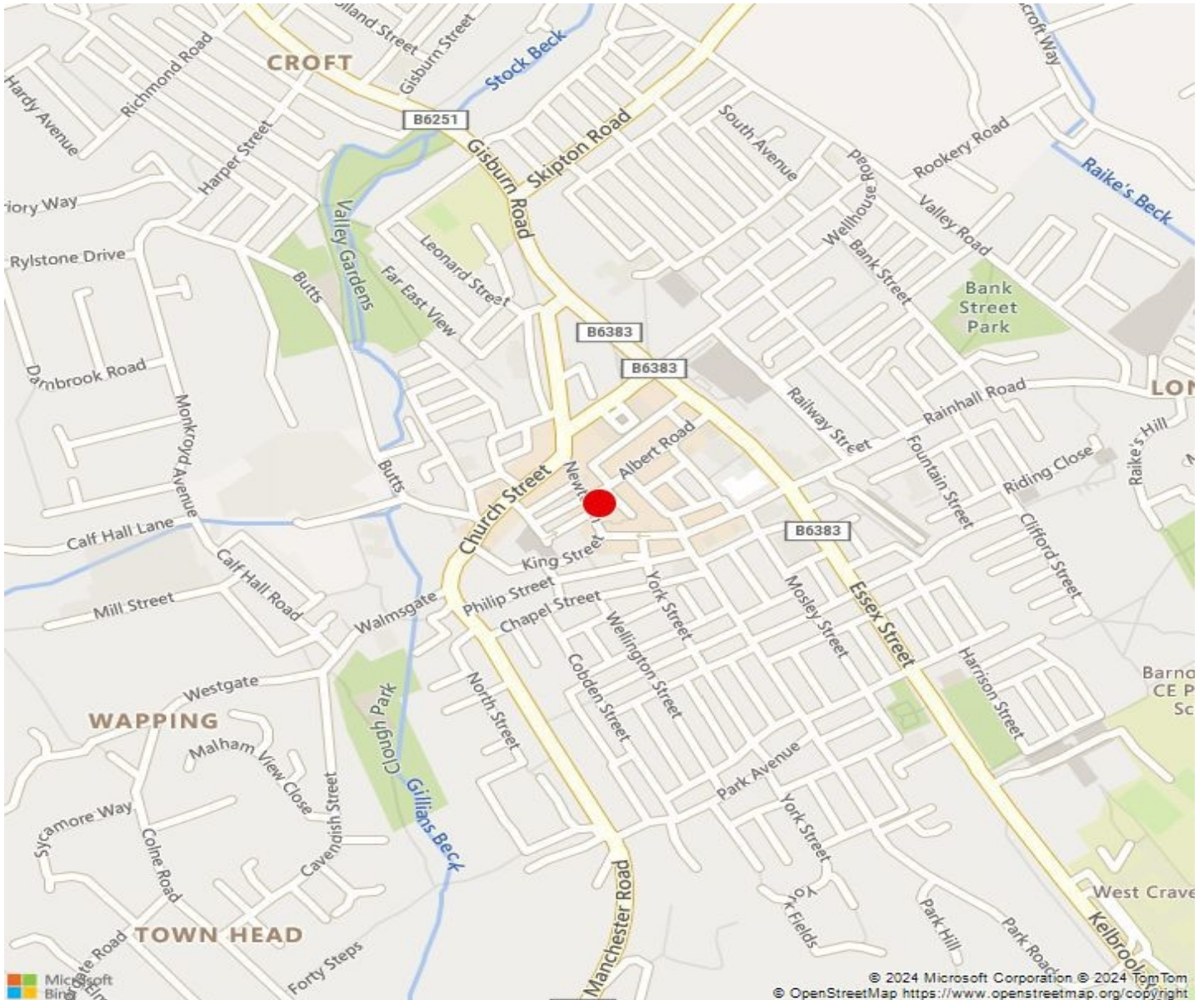
Services

The property has the benefit of mains electricity and water.

Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





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.

