



PROMINENT RESTAURANT PREMISES

TO LET

Unit 4
The Fountains
Gisburn Road
Barrowford
BB9 6DT

Size: 185.92 sq.m (2,001.23 sq.ft)

- Modern open plan restaurant
- Prime roadside location.
- Free car parking to the rear.
- Popular established location.

LOCATION

Barrowford is a large village in the Pendle district of Lancashire situated two miles North West of Nelson, and six miles from Burnley situated just off junction 13 of the M65.

The property is situated in the centre of Barrowford on Gisburn Road (A682) the main arterial route through the village. The Fountains development is an established retail area with free customer parking for 30 vehicles situated at the rear of the building.

DESCRIPTION

An attractive ground floor restaurant comprising an open plan seating and dining area with an inbuilt counter/bar together with a rear kitchen and customer WC facilities.

The Village is home to a range of independent retailers including local Estate Agents, Scruples Specialist Menswear and a number of Licensed bars.

There is also in the vicinity a Booth Supermarket, Marsden Building Society and Multicare Pharmacy.

ACCOMMODATION

Seating/dining area

Bar

Kitchen

Ladies/Gents and

Disabled WC's

GIA : 185.92 sq.m (2001.23 sq.ft)

SERVICES

The property has the benefit of all mains services.

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.

PLANNING

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

RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £26,500 per annum (2018/19).

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum.

SERVICE CHARGE

Details available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate assessment is available on request

VAT

All prices are subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors

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