



## PRIME RETAIL PREMISES

# TO LET

138 Gisburn Road  
Barrowford  
Lancashire  
BB9 6HQ

841 sq.ft (78.1 sq.m)

- Prominent Retail /Office premises.
- May be suitable for a variety of alternate uses without the need for planning permission under the new "E" use class.
- Extensively refurbished in the last couple of years.
- Popular location opposite Booths Store and a busy Newsagents / Post Office
- Excellent passing traffic flow with parking opposite.

## LOCATION

The property is situated in the centre of Barrowford fronting Gisburn Road (A682) the main arterial route through the village.

There has been recent development in the vicinity with the completion of a new Booths supermarket and Spar convenience store. The village is also home to many specialist local independent retailers.

## DESCRIPTION

The property comprises of an end parade retail property that has its accommodation arranged on the ground and first floor with the benefit of cellar storage and some external storage accommodation.

The property was re-roofed approximately 8 years ago and has the benefit of a UPVC double glazed display window.

Internally the accommodation has been extensively refurbished with new floor finishing, decoration and WC facilities.

The accommodation on the ground floor is open plan, with stairs leading to the first floor which offers a further showroom with sink and private WC. There is a basement storage.

Externally adjacent to the gable wall there is a small yard that has been enclosed.

## ACCOMMODATION

Gross frontage	18'4 ft	5.6 m
Maximum depth	18'1 ft	5.5 m
Ground floor sales	324 sq.ft	30.1 sq.m
First floor	332 sq.ft	30.8 sq.m
Cellar	185 sq.ft	17.2 sq.m
<b>GIA</b>	<b>841 sq.ft</b>	<b>78.1 sq.m</b>

## RENT

£996 per calendar month.

## TERMS

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

## SERVICES

The property has the benefit of mains, electricity, water and drainage.

## SERVICES RESPONSIBILITY

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

## PLANNING

The Tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Pendle Borough Council's Planning Department on 01282 661661

## BUSINESS RATES

We have been informed by the Valuation Office Agency that the property has a Rateable Value of £8,700 per annum (2019/20). The property qualifies for Small Business Rates Relief and as such no Rates are paid.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COST

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

## VAT

All prices quoted of exclusive of, but may be subject to VAT at the prevailing rate.

## VIEWING

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