

TO LET/FOR SALE



Attractive, prominent stone building extending to approximately 2,700 sq ft with dedicated parking

2 Roughlee Street, Barrowford, Nelson, Lancashire, BB9 8TZ

- ✿ Prominent stone building in attractive village location
- ✿ Ideal for offices, retail uses, wine bar or restaurant
- ✿ Positioned on the edge of Barrowford village close to junction 13 of the M65 motorway
- ✿ Ideal opportunity, available for immediate occupation
- ✿ Onsite car parking and useful basement
- ✿ Attractive building with large windows providing excellent natural light
- ✿ Mainly open plan layout which would suit the installation of a mezzanine floor
- ✿ No VAT and free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located in the popular village of Barrowford.

Barrowford has a high street that is bustling with several high end retailers and boutique shops with other businesses in the vicinity including The Last Trading Post, Scruples Menswear and Kimora Fashion.

Barrowford is a large village positioned north of Nelson with good access to the M65 motorway, having a population of just over 6,000 residents.

Description

A detached stone property positioned in a highly prominent location on the edge of Barrowford village in the Borough of Pendle.

The property is of stone construction under a pitched slate roof with substantial windows providing excellent natural light.

We understand the property was originally a School and currently offers mainly open plan layout, with two large halls, four private rooms, a staff kitchen and male and female toilet facilities. The property is relatively high internally and would suit the installation of a mezzanine floor to create an additional floor.

The property is ideal for conversion into a café/wine bar, offices or retail uses (subject to obtaining the necessary planning consent). The site is close to junction 13 of the M65 motorway and has onsite car parking for 6/8 vehicles. The property also features a rear paved area overlooking the river.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Principle Hall		978.1	90.87
2nd Hall		590	54.81
Offices		378.1	35.13
Store Rooms		573.2	53.25
Kitchen & Toilets		272	25.27
GIA		2,791.4	259.32

Terms

The property is available by way of a new full repairing and insuring lease, for a term to be agreed at a rental price of £35,000 per annum or a purchase price of £500,000.

Vat

Whiteacres have been verbally informed that there is no VAT payable in relation to either the rent or purchase price of the property.

Business Rates

We expect the occupier of the unit to benefit from 100% rates relief as part of the Governments Small Business Rates Relief Scheme.

It is however dependant on the tenant's circumstances and interested parties must contact Pendle Borough Council on 01282 661661 to confirm the full details prior to making any legal commitment.

Outgoings

In addition to the rent and any business rates liability the ingoing tenant is to be responsible for the buildings insurance which will be recharged by the landlord and all services connected to the property.

Services

We understand the property has the benefit of mains electricity and water.

Service Responsibility

It is the interested parties responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

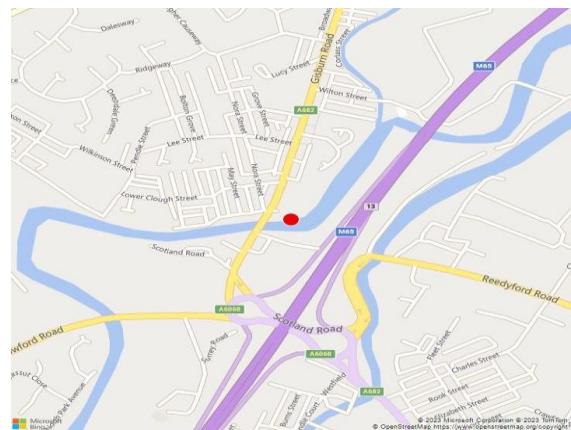
Viewings

Please contact the agents:

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H.M. LAND REGISTRY		TITLE NUMBER	
		LA 848921	
ORDNANCE SURVEY PLAN REFERENCE	SD 8538	SECTION A	Scale 1/1250
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