

TO LET



*Prominent retail premises in popular main road location*

## Ground Floor Retail Premises, 318 Union Road , Oswaldtwistle, BB5 3JD

- ❁ Ground floor shop which has traded as a hairdressers for many years
- ❁ Stone built property with LED lights, laminate flooring and suspended ceilings
- ❁ Positioned close to Whitakers Butchers, Cohens Chemist and Manning's Bakery
- ❁ Available immediately on competitive terms
- ❁ Equipped with various hairdressing equipment including backwashes, two retail areas, kitchen and W/C facilities
- ❁ No VAT and free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located on the heavily trafficked Union Road which is the main arterial route through Oswaldtwistle town centre.

The building is located opposite the Union Road Community Church and close to Cohens Chemist, Manning's Bakery and Whitakers Butchers.

The property is within a short drive of junction 7 of the M65 connecting with towns of Blackburn, Accrington and Burnley.

## Description

A stone built retail property in a highly prominent location in Oswaldtwistle town centre.

The premises has been occupied by a hairdressers for many years and offers an open plan layout, together with modern kitchen and W/C facilities.

The property has laminate wood flooring, LED lighting, and includes various hairdressing equipment installed by the previous tenants (equipment not tested or certified).

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Front retail area	4.4m x 5m	236.8	22
Rear retail area	4.7m x 3.2m	161.8	15.03
kitchen	2.3m x 2m	49.5	4.6
W/C & rear exit	2.2m x 2.4m	56.8	5.28
<b>GIA</b>		504.9	46.91

## Rent

£500 per calendar month.

## Vat

Whiteacres have been advised the rent in relation to this property is not subject to VAT. A deposit of £1,000 will be paid and held by the landlord for the term of the lease.

## Terms

The property is available by way of a new internal and repairing lease for a minimum term of 24 months.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £4,600 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

## Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property, the buildings insurance and any site service charges, further details of which are available on request.

## Services

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

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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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