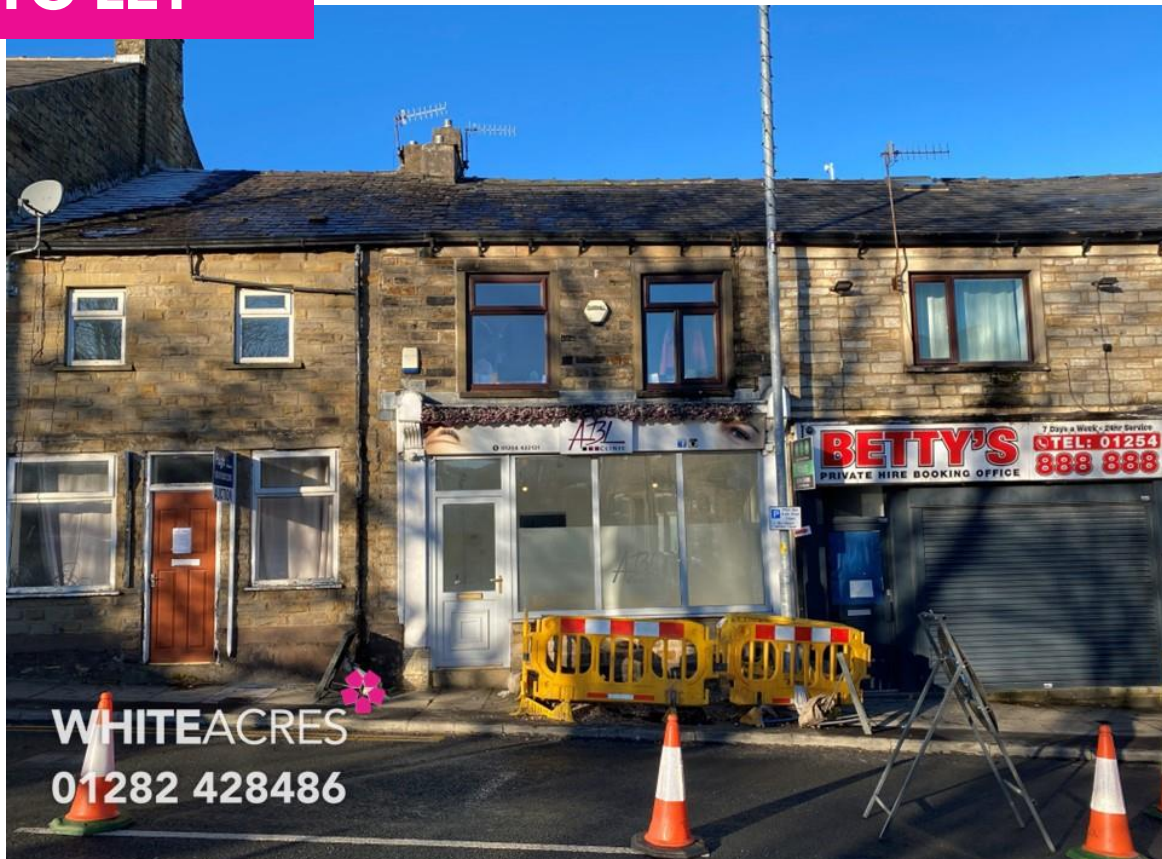


**TO LET**



*Prominent retail premises in popular main road location*

## **Ground Floor & Retail Premises , 232 Union Road, Oswaldtwistle, Accrington, Hyndburn BB5 3JB**

- ✿ Ground floor shop which has traded as a beauty salon for a number of years
- ✿ Positioned close to Tesco Express, Franco's Italian and Oswaldtwistle Funeral Services
- ✿ Positioned directly opposite a free of charge council owned car park
- ✿ Ideal for letting agents, estate agent, beauty therapist or hair salon
- ✿ Stone built property with laminate flooring, UPVC shop front and modern fitted kitchen
- ✿ Available immediately on competitive terms
- ✿ Well presented retail premises available being available for immediate occupation
- ✿ 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 Oswaldtwistle Funeral Services and close to Tesco and Franco's Italian Restaurant.

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 beauty therapist for many years and offers an open plan layout together with modern kitchen and W/C facilities.

The property has UPVC shop frontage, Laminate flooring and a fully fitted modern kitchen.

Directly opposite the site is a council owned car park providing off street parking for customers and staff.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Retail Area	4.7m x 4.3m	217.5	20.21
Fitted Kitchen	3.8m x 2m	81.8	7.6
Rear Exit & W/C	2.3m x 2.3m	56.9	5.29
<b>GIA</b>		356.2	33.09

## Price

£500 per calendar month

## Terms

The property is available by way of a new internal, repairing and insuring lease for a minimum term of 24 months. A deposit of £1,000 is to be paid and held by the landlord for the term of the lease.

## Vat

Whiteacres have been advised the rent in relation to this property is not subject to VAT.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £2,500 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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