

**TO LET**



*Attractive, prominent retail premises extending to approximately 700 sq ft in the popular village of Barrowford*

## **Ground Floor Retail Premises 1 Cromwell Terrace, Barrowford, Nelson, BB9 8PT**

- ❁ Prominent retail premises in attractive village location
- ❁ Positioned in the heart of Barrowford Village close to junction 13 of the M65 motorway
- ❁ Attractive gable end building with prominent shop frontage offer excellent natural light
- ❁ Available for immediate occupation
- ❁ Ideal for various uses such as a physiotherapists, estate agents, solicitors, clothes boutique or hairdressers
- ❁ Open plan layout with attractive stone flooring and spot lighting throughout
- ❁ Private / modern kitchen and W.C. facilities
- ❁ No VAT in relation to the rent

**RENTAL INCENTIVES AVAILABLE**

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 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 gable end property which is positioned in a highly prominent location in the popular village of Barrowford.

The building is of stone construction under a pitched slate roof and offers a substantial shop front which offers excellent visibility and natural light.

The premises also features a highly attractive stone floor throughout the retail area, a modern and private kitchen / W.C. facilities to the rear and spot lighting throughout.

The property is available for immediate occupation and is ideal for various uses such as a solicitors, estate agents, physiotherapists clothes boutique, or hairdressers.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Retail Area	10.8m x 4.9m	566.4	52.62
Kitchen	3.3m x 2.8m	98.2	9.12
W.C.	2.3m x 1.5m	36.7	3.41
<b>GIA</b>		<b>701.3</b>	<b>65.15</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £1,500 per calendar month.

## Vat

Whiteacres have been verbally informed that there is no VAT payable in relation to the rent.

## Business Rates

We have been verbally informed that the rateable value for the property is £13,000. The tenant may benefit from 66.6% rates relief making the total rates payable of £4,342.

All parties must contact Pendle Borough Council on 01282 661661 to verify the above information 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

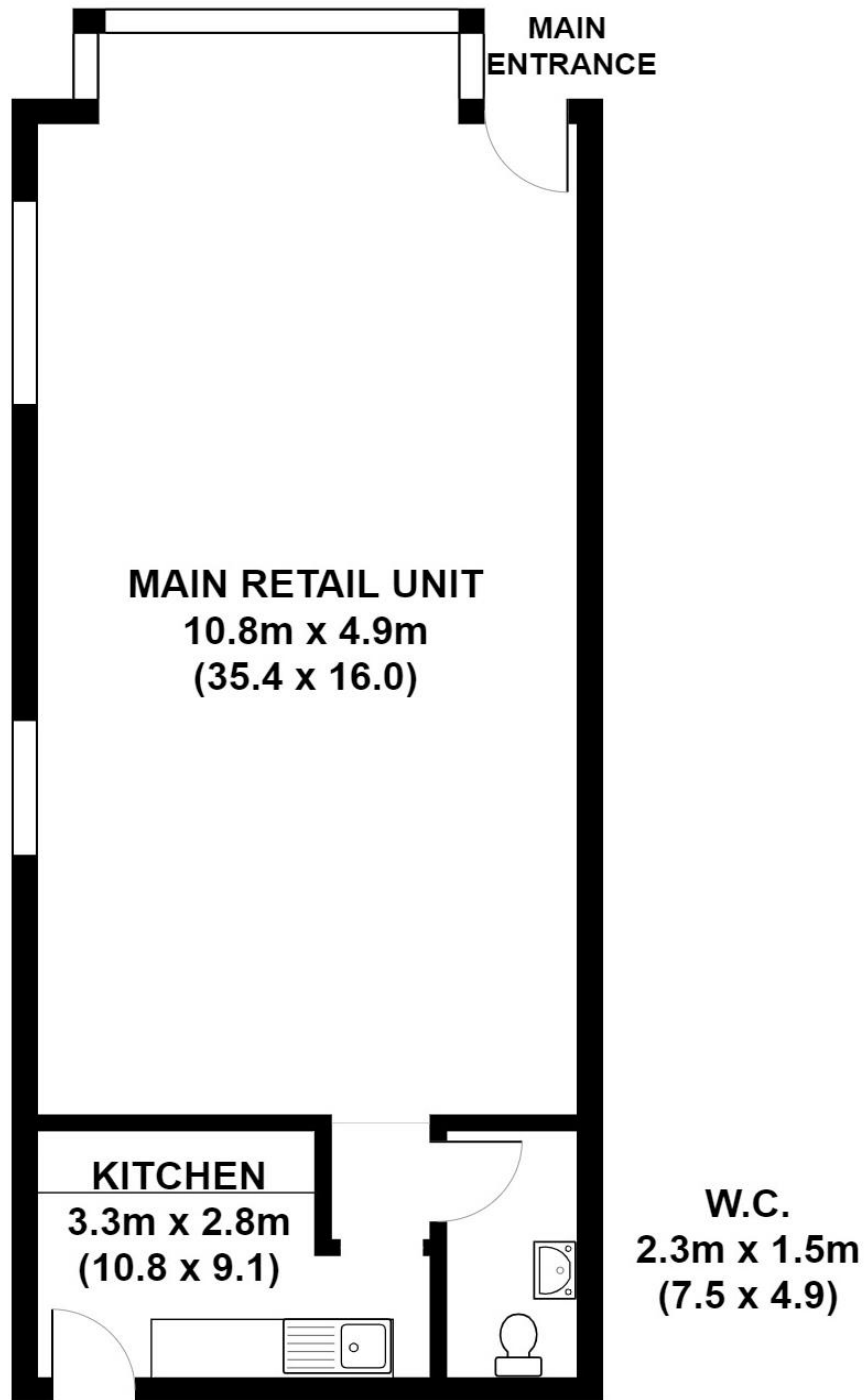
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**GROUND FLOOR RETAIL PREMISES**  
(Approx 65.1 sq meters 701.3 sq ft)



**FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE**