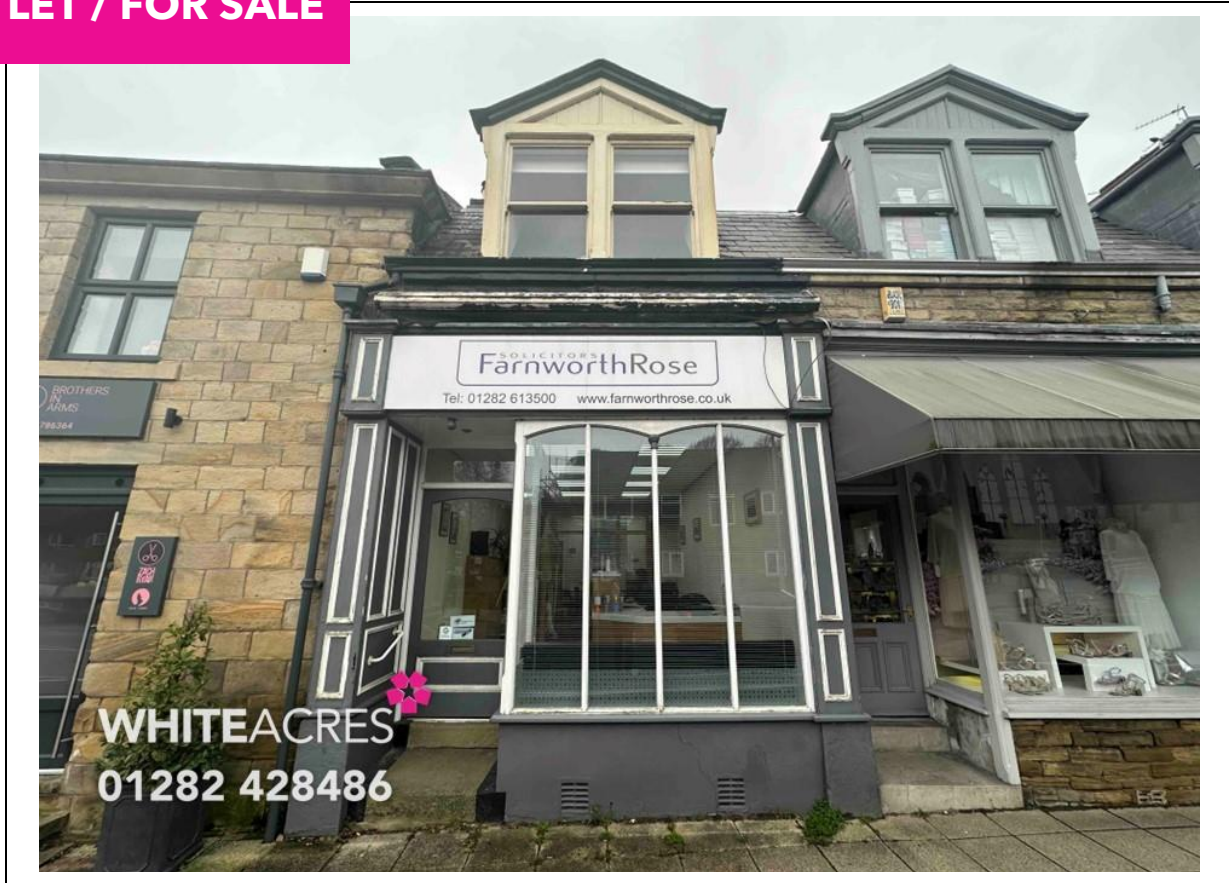


**TO LET / FOR SALE**



*Prominent retail / office space in a popular village location*

## **97a, Gisburn Road, Barrowford, BB9 6DX**

- ❁ Two storey retail / office premises extending to 510 sq ft (47.4 sq m)
- ❁ Positioned in the heart of Barrowford Village close to junction 13 of the M65 motorway
- ❁ Private W.C. and kitchen facilities to the first floor
- ❁ Suspended ceilings with LED lighting to the ground floor
- ❁ No VAT and free business rates for eligible tenants
- ❁ Popular village location and is in close proximity to The Spar, Scruples Menswear, The Last Trading Post and other independent retailers
- ❁ Attractive shop front offering fantastic natural light
- ❁ Ideal for various uses such as a solicitors, physiotherapists, beauticians, or clothing shop
- ❁ Occupied for many years by Farnworth Rose Solicitors

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 Gisburn Road in a prime position in the centre of the popular village of Barrowford.

Barrowford high street is bustling with several high-end retailers and boutique shops with other businesses in the immediate 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 high-profile mid parade retail / office premises in a prime main road location, in the popular village of Barrowford, which has been occupied by Farnworth Rose Solicitors for many years.

The property is situated over two floors and comprises of an open plan reception / office to the ground floor. The first floor offers a spacious directors office to the front of the property with W.C. and kitchen facilities to the rear.

The premises also have the benefit of suspended ceilings and LED's to the ground floor. Large bay windows offering fantastic natural light, and the property has modern floor coverings throughout.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
<b>Ground Floor</b>			
Reception / Office	6.0m x 3.6	231.2	21.6
Private Office	3.6m x 2.4m	93.2	8.6
<b>First Floor</b>			
Kitchen	1.3m x 1.2m	16.3	1.5
Directors Office	4.4m x 3.6m	169.9	15.7
<b>GIA</b>		<b>510.6</b>	<b>47.5</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.

## Purchase Price

Offers in the region of £250,000

## Vat

We have been informed that the rent is not subject to VAT at the prevailing rate.

## Business Rates

Whiteacres have been informed by the valuation office website that the Rateable Value for the property is £8,900 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Pendle Borough Council on 01282 661 661 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, together with a contribution towards the buildings insurance which will be recharged by the landlords.

## Services

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

## 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:

Kelly McDermott  
kelly@whiteacres-property.co.uk  
01282 428486

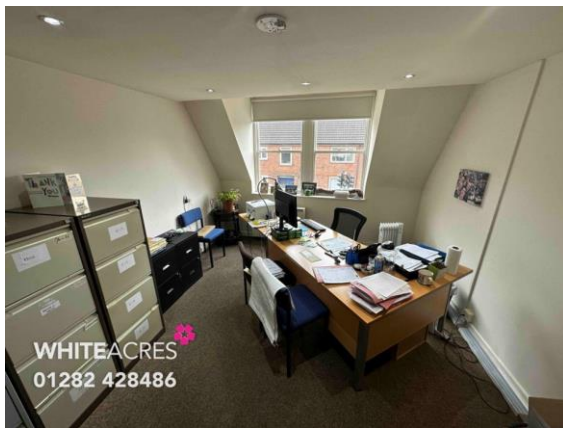
Whiteacres Property  
Church House, 10 Church Street, Padiham, BB12 8HG



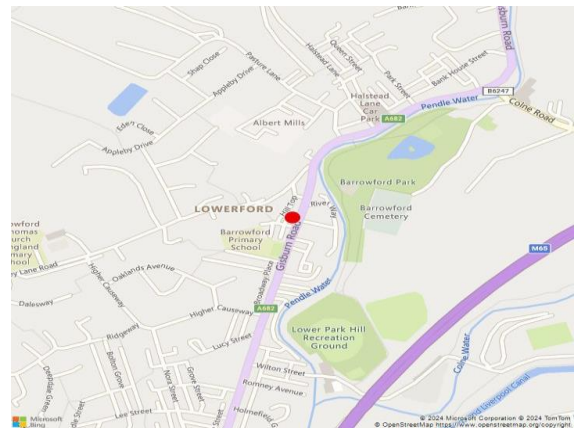
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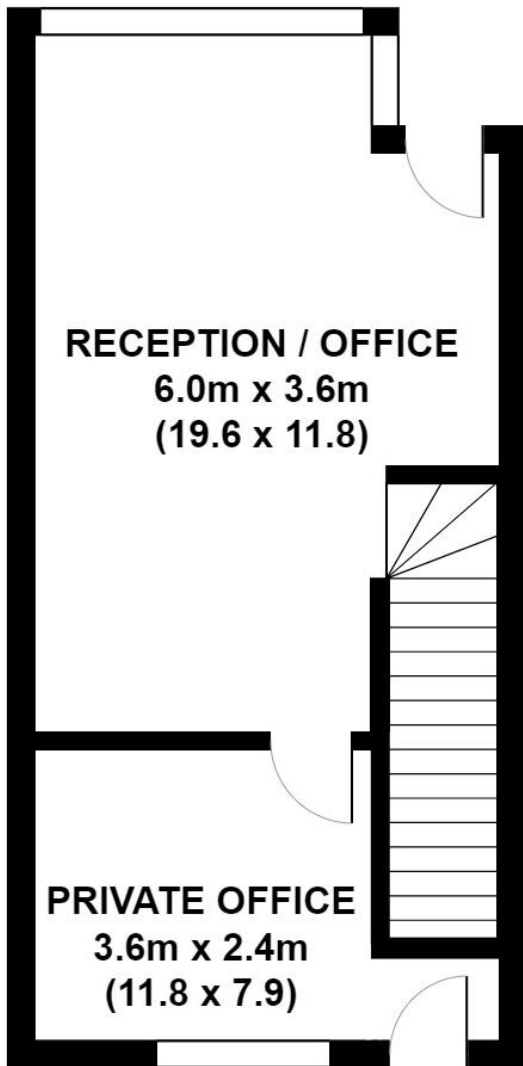


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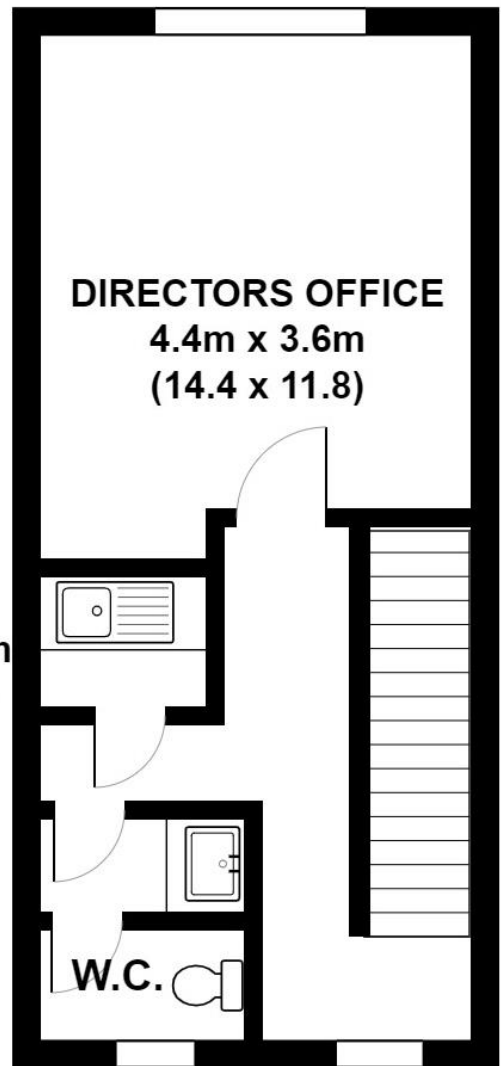


**TWO STOREY OFFICE / RETAIL PREMISES**  
(Approx 47.4 sq meters 510.6 sq ft)

**GROUND FLOOR**



**FIRST FLOOR**



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