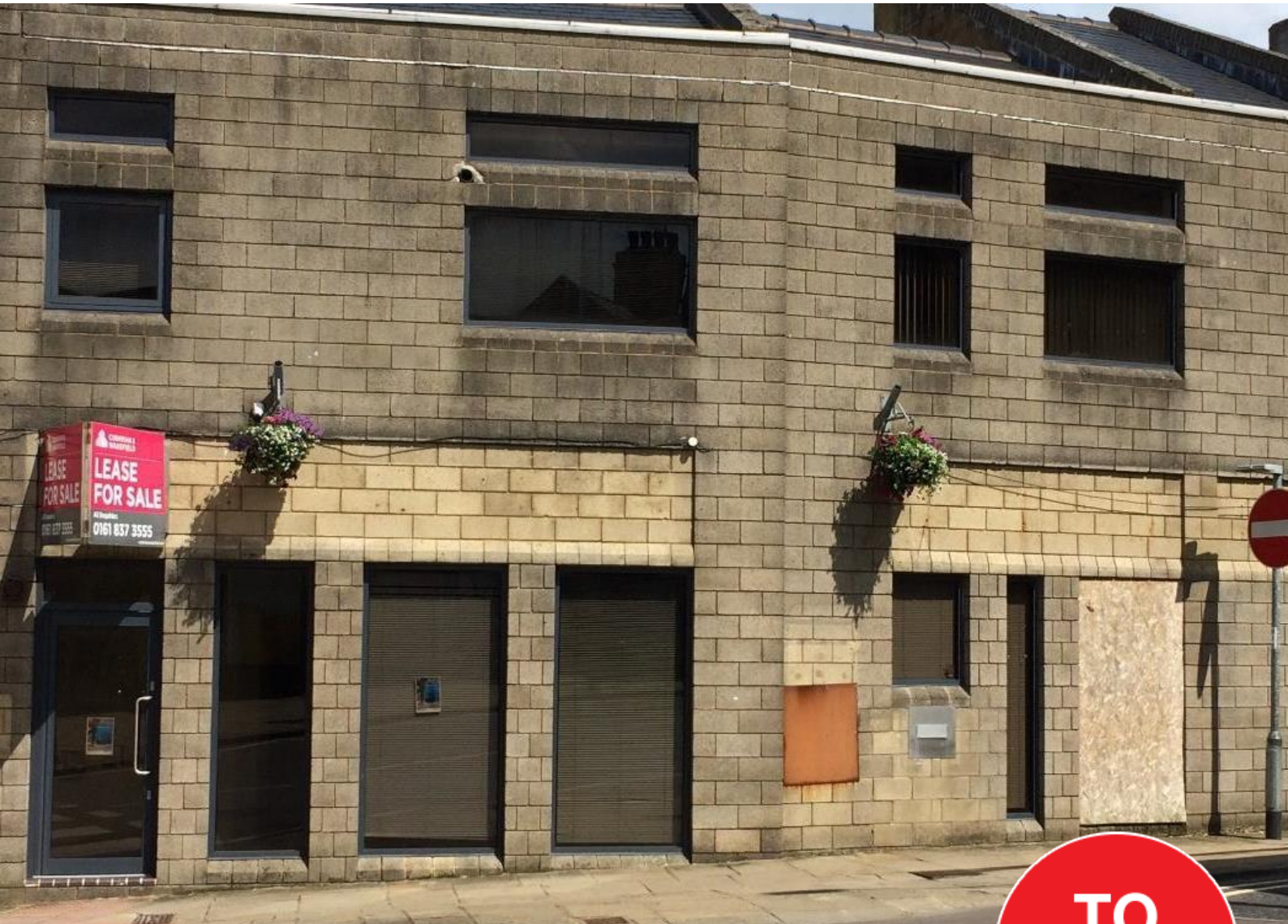




HIGH STREET PROPERTY / CLASS A2
2 Newtown, Barnoldswick BB18 5UQ



Rent: £9,000 PA
Ground Floor Area
733 Sq ft / 68 Sq M



Viewing Strictly through the sole letting agent.

Barker Proudlove

Phil Coombes

Mob: 07715 678426

Email: phil@barkerproudlove.co.uk

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

Location:

Barnoldswick is located in Lancashire, just outside the Yorkshire Dales National Park. Burnley is located approximately 10 miles south and Skipton 5 miles to the north east.

The property is situated at the junction of Newtown, Church Lane and Skipton Road, a popular trading position close to the centre of Barnoldswick.

Other occupants in the immediate vicinity include a variety of specialist independent retailers and other professional users.

Demise:	Sq Ft	Sq M
Ground Floor Sales	733	68.1
First Floor	708	65.8

Rent:

The passing rent is £9,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 23/06/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £7,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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