

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



**4 SKIPTON ROAD
BARNOLDSWICK
BB18 5NB**

- Prominent town centre shop premises
- First floor flat
- Of interest to both owner occupiers and investors
- Rear parking

LOCATION

Situated at the edge of Barnoldswick Town Centre on Skipton Road close to its junction with Station Road and Church Street.

The property is in an area of quality independent retailers and opposite the new banking hub within the town.

DESCRIPTION

End terraced property of traditional construction beneath a pitched stone tiled roof.

Traditional timber shop front with recessed entry.

Internally the ground floor provides frontal sales/office area with rear storage and WC.

From the rear entrance there is also a kitchen area which provides access to the first floor.

The first floor provides a frontal room with mezzanine former bedroom area and a rear bathroom.

Accessed from the rear yard is a useful basement area.

ACCOMMODATION

<u>Ground Floor</u>		
Front sales/office area	32 sq.m	344 sq.ft.
Rear store including WC	5.25 sq.m	57 sq.ft.
Kitchen	6.28 sq.m.	68 sq. ft.
<u>First Floor</u>		
Front room	11.48 sq.m.	124 sq.ft.
Rear room	16.15 sq.m.	174 sq.ft.
Rear bathroom	5.35 sq.m.	58 sq. ft.
Mezzanine bedroom area	13.16 sq.m.	142 sq. ft.
<u>Basement</u>	16 sq.m.	172 sq. ft.

All areas quoted are net internal basis.

EXTERNALLY

Rear yard area which provides room for parking.

SERVICES

All mains services are available. We are informed that the flat and the shop are separately metered if occupied as separate units. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable for Local Planning Authority.

RATING

The property has a current rateable value of £3,750 we are verbally informed by the Local Authority with the flat being within Band A for Council Tax purposes.

PRICE

£165,000

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

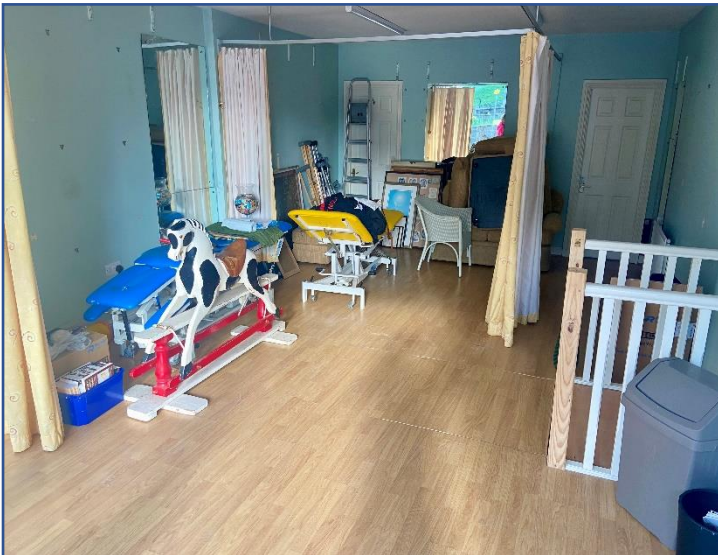
Each party are responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT
Our Ref: MC KC 2404.16686 email michael@tdawson.co.uk



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