

PROPERTY PARTICULARS MISCELLANEOUS

**TREVOR
DAWSON**

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

FOR SALE



**155 SCOTLAND ROAD
BARROWFORD
NELSON
BB9 7YS**

- Prominent opportunity
- Suitable for a variety of uses (subject to planning consent)
- Close to Nelson & Colne College
- Attractive location at the edge of Barrowford village centre

LOCATION

Situated on Scotland Road, close to where it becomes Gisburn Road (A682), the main arterial route through Barrowford village centre.

The property is located close to Nelson & Colne College and Junction 13 of the M65 motorway.

Barrowford village centre and all its amenities is within walking distance.

DESCRIPTION

Stone built property of traditional construction beneath a pitched slate roof.

Internally, the ground floor provides large open-plan area used for former church purposes. There are also private offices and w/c's within the ground floor.

There is a small first floor area used for storage together with useful basement.

ACCOMMODATION

Ground Floor

284.09 sq m (3,058 sq ft)

First Floor

22.63 sq m (244 sq ft)

Basement

62.66 sq m (674 sq ft)

Total gross internal floor area

369.38 sq m (3,976 sq ft)

EXTERNALLY

There are two distinct areas for parking, both accessed from Scotland Road.

TENURE

Freehold we are informed

SERVICES

All main services are available with the property heated via a gas fired hot water central heating system.

It is the purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

The property is not listed.

Further enquiries should be directed to the Planning Department at Pendle Borough Council, 01282 661661.

RATING

The property will have to be re-assessed upon occupation, depending upon the use. An estimate can be provided if required.

PRICE

Offers in the region of £350,000

VAT

We are informed that VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and will be available upon request.

LEGAL COSTS

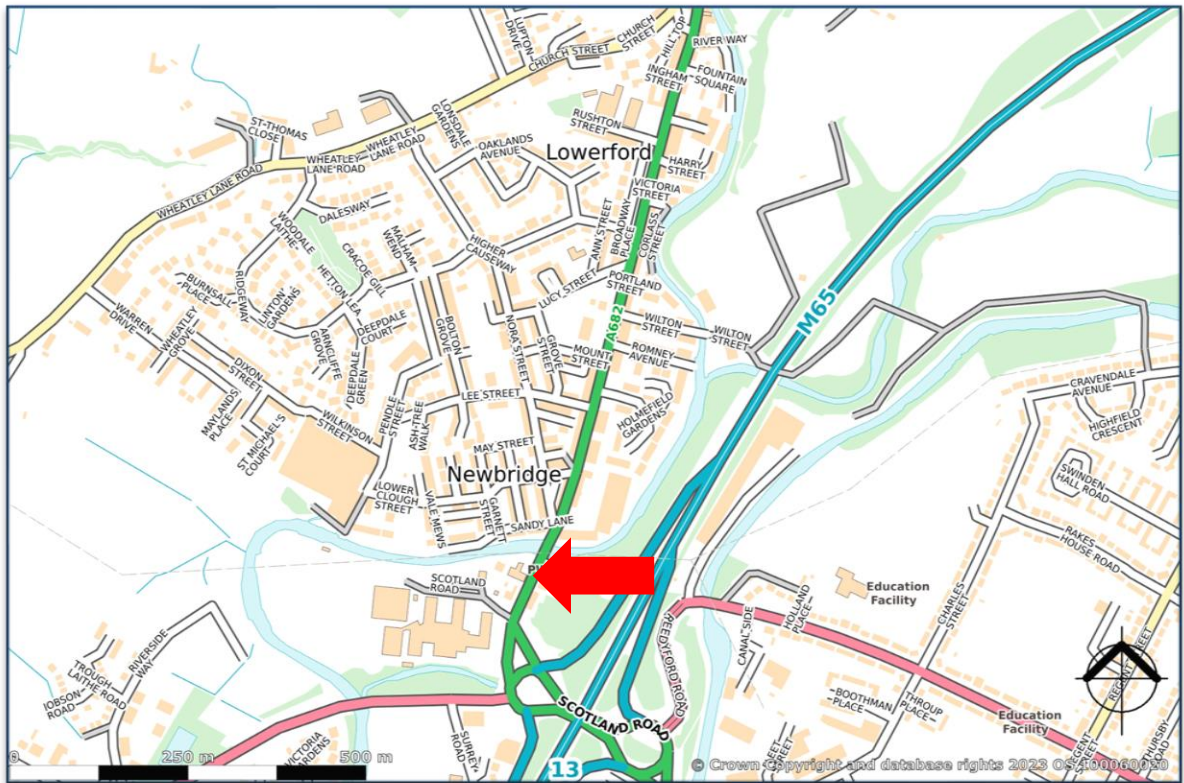
Each party are responsible for their own costs incurred.

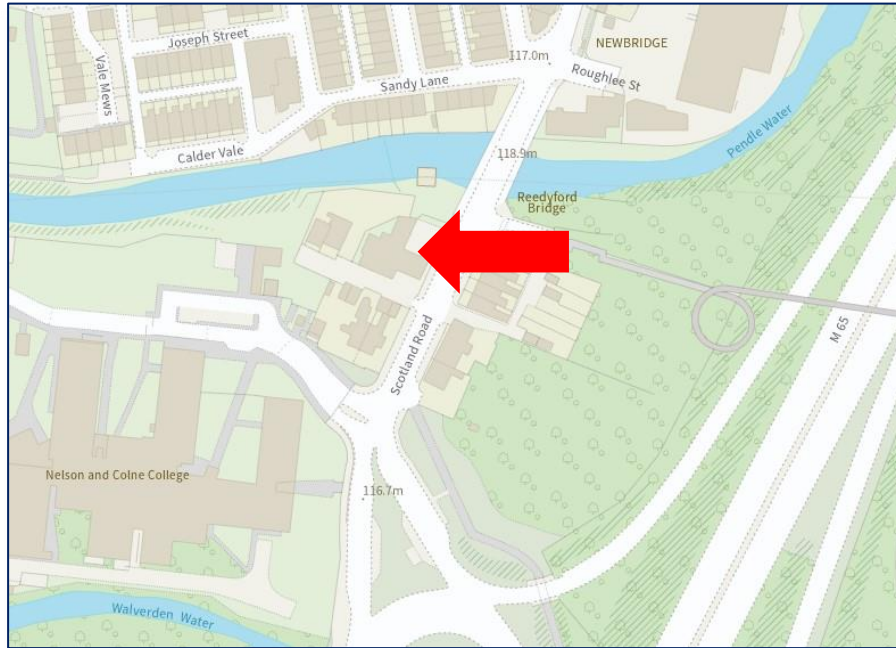
VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT

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