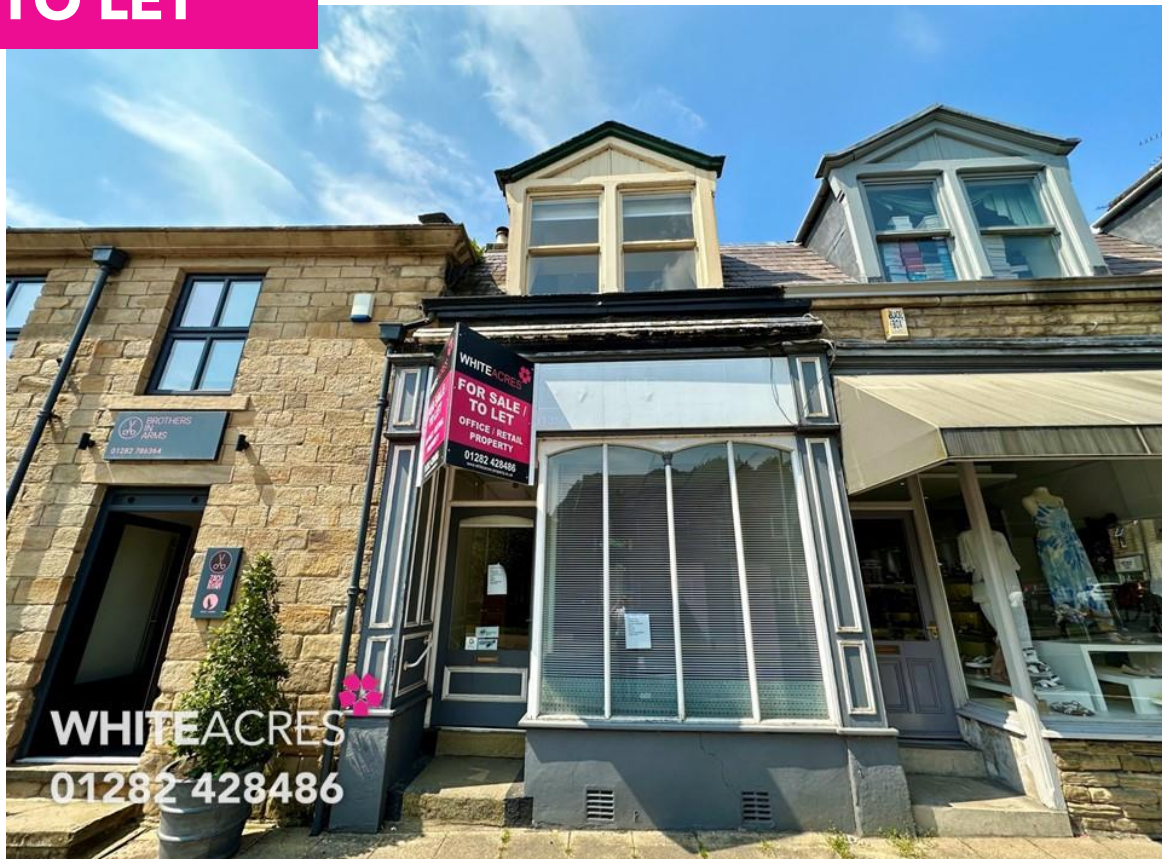


TO LET



97a Gisburn Road, Barrowford, BB9 6DX

- ❁ Two storey retail / office premises extending to 510.6 sq. ft (47.4 sq. m)
- ❁ Kitchen and W/C facilities on the first floor
- ❁ No VAT and free business rates for eligible occupants
- ❁ Attractive shop front offering fantastic natural light also fitted with a retractable canopy
- ❁ Occupied for many years by Farnworth Rose Solicitors
- ❁ Positioned in the heart of Barrowford Village close to junction 13 of the M65 motorway
- ❁ Suspended ceilings with LED lighting to the ground floor along with back yard space to the rear
- ❁ Popular village location in close proximity to The Spar, Booths, Scruples Menswear, The Last Trading Post and other independent retailers
- ❁ Ideal for various uses such as a solicitors, physiotherapists, beauticians, hairdressers or clothing shop

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Gisburn Road in a prime position the centre of the popular village of Barrowford. 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.

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, Kimora Fashion, Wills Bar and 117 Bistro.

Description

A prominent mid parade retail / office premises in a prime main road location situated in the popular village of Barrowford. The property has been occupied by Farnworth Rose Solicitors for many years.

The stone built 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 which is fitted with traditional sash windows, along with W.C. and kitchen facilities to the rear.

The property also benefits from a small back yard area along with a retractable electric canopy to the front of the building.

The premises also has the benefit of a suspended ceiling and LED's to the ground floor along with a large bay window offering fantastic natural light.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground floor, Reception & Directors office	325	30.2
First floor, Private Office & Kitchenette	186	17.3
GIA	511	47.5

Rent

£995 per calendar month.

Vat

We have been informed the property is not elected for VAT.

Terms

The whole property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

Business Rates

Whiteacres have been informed by the valuation office website that the rateable value for the property is £7,600 per annum.

The prospective occupier is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative however, please contact Pendle Borough Council on 01282 661 661 to confirm further details.

Services

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

Service Responsibility

It is the prospective buyer'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:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

