

FOR SALE/TO LET



Detached retail premises in a popular village location

The Wooden Hut, 8 Skipton Road, Foulridge, Colne, Lancashire, BB8 7PQ

-  Detached retail premises in busy main road location
-  Two storey accommodation with new boiler and gas central heating
-  Well presented accommodation with prominent display frontage to Skipton Road
-  Popular village location between the towns of Colne and Barnoldswick
-  Ideal for florist, beauticians, convenience store, barbers shop
-  Available for occupation from July 2026
-  Free business rates for eligible occupiers

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 Skipton Road in the centre of the village of Foulridge. The property occupies a prominent position and is located between the towns of Colne and Barnoldswick.

Foulridge has a population of around 1,500 residents and is within 10 minute drive of Junction 14 of the M65 motorway.

Description

A detached retail premises in a prime main road location in the village of Foulridge.

The property has been occupied by a beauticians for many years and offers two storey accommodation with gas central heating and sealed unit double glazing.

The accommodation comprises of a reception and hair salon on the ground floor with storage and kitchen and w/c facilities on the lower ground floor.

The site is ideal for a florist, convenience store, sandwich shop, beauticians or barbers shop and is available for occupation from the 1st July 2026.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ M
Ground Floor		
Reception	3mtrs x 4.2mtrs	12.6
Hair Salon	3.5mtrs x 2.5mtrs	8.7
Lower Ground Floor		
Kitchen and Toilet	3.3mtrs x 3.6mtrs	11.8
Restricted Height Storage Space	2.4mtrs x 3.6mtrs	8.6
GIA		41.7

Purchase price

£85,000

Rent

£550 per month

Terms

The property is available by way of a new full repairing and insuring lease from the 1st July 2026. In addition to the rent the tenants will be responsible for any business rates liability, all services connected to the property and the buildings insurance which will be recharged by the landlords.

Vat

The purchase price and rent is exclusive of VAT which maybe payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £2,750 per annum.

The prospective tenant must contact Pendle Borough Council on 01282 425011 to confirm further details.

Services

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

Service Responsibility

It is the prospective purchaser's/tenants responsibility to verify that all services, appliances are in 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.

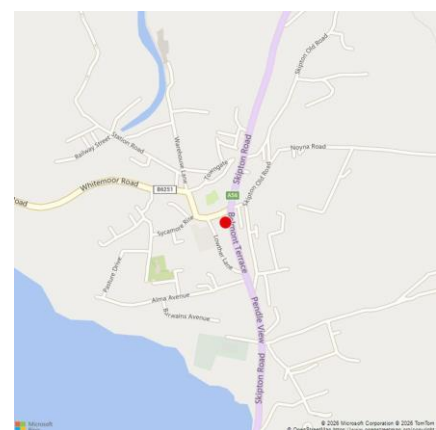
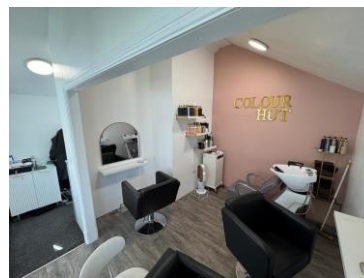
Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

Tel: 01282 428486

Email: info@whiteacres-property.co.uk



Energy performance certificate (EPC)

The Wooden Hut
Skipton Road
Foulridge
COLNE
BB8 7PQ

Energy rating

C

Valid until:

12 January 2030

Certificate number:

0390-0530-2812-9709-7002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

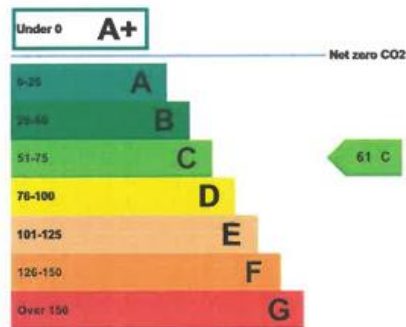
57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A