



MODERN RETAILS PREMISES FINISHED TO A HIGH STANDARD

FOR SALE

10 Church Street
Barnoldswick
BB18 5UT

Size: 99.3 sq m (1069 sq ft)

- Modern open plan retail premises finished to a high standard.
- Many original features retained such as stone flagged floor.
- Gas fired central heating.
- Prominent roadside position in the centre of Barnoldswick.
- Large cellar for additional storage.

LOCATION

The property occupies a mid parade location on Church Street in the centre of Barnoldswick. Church Street is a busy thoroughfare which benefits from a good level of passing trade. Other occupants in the immediate vicinity include an Estate Agents, One Stop, various retail outlets, bars and eateries.

DESCRIPTION

A mid parade premises of traditional stone construction beneath a pitched slate roof. The ground floor comprises an open plan sales area which has retained some original features such as an attractive polished stone flagged floor to the rear, polished timber floor to the front and tiled feature wall. To the rear is a Belfast sink and WC facilities. The first floor comprises of a further two rooms with the front room currently being used as a sales area and the back room as storage. To the rear is a gated yard and small outbuilding. There is also a large cellar which could be used for further storage.

Ideally suited for a variety of retail uses, the property may also lend itself to alternate uses subject to the appropriate planning consent.

ACCOMMODATION

Ground floor

Sales area 48.31 sq.m 518.7 sq.ft

First floor

Front Room 24.19 sq.m 259.35 sq.ft

Back Room 21.8 sq.m 232.75 sq.ft

SERVICES

The property has the benefit of all mains services including gas fired central heating.

SERVICES RESPONSIBILITY

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

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

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £4,200 per annum (April 2017-present). Small Business Rates Relief may be available and interested parties should contact Pendle Borough Council on 01282 661661 for further information.

PRICE

£110,000 (One hundred and ten thousand pounds).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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