



SUITABLE FOR HAIR SALON OR ALTERNATE USE  
SUBJECT TO PLANNING

## TO LET

Riverside  
Off Gisburn Road  
Barrowford  
BB9 6EL

Size: 52.75 sq.m (567 sq.ft)

- Popular village location.
- Close to a number of established retailers including Carousels Children's Wear, Last Trading Place Footwear and Scruples Men's Fashion wear.
- Accommodation is ranged over two floors, with ground and first floor salon facilities, gas fired central heating and UPVC double glazing.
- Car parking close by.

## LOCATION

The property is situated just off Gisburn Road (A682) in the centre of Barrowford which is the main arterial route through this village centre. A popular location, access onto the M65 at junction 13 is within a five minute drive.

## DESCRIPTION

An end parade property that is of stone construction with a slate roof.

The ground floor comprises of an open plan hairdressing salon with tiled floor, window seat and full display window. The staircase leading to the first floor provides a second open plan room used partially in connection with hairdressing and treatments. It has an attractive natural timber floor.

There is a fully fitted kitchen with a range of units and a separate WC with wash hand basin incorporating the gas central heating boiler.

## ACCOMMODATION

### Ground floor

Sales 29.85 sq.m 321.30 sq.ft

### First floor

Treatment room and kitchen 29.80 sq.m 320.76 sq.ft

Gross internal area 59.65 sq.m 642.06 sq.ft

## SERVICES

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

## SERVICES RESPONSIBILITY

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

## BUSINESS RATES

It is likely that the property will benefit from Small Business Rates Relief, however interested parties should satisfy themselves by contacting Pendle Borough Council direct 01282661661.

## RENT

£11,900 per annum (eleven thousand nine hundred pounds).

## TERMS

The property is available by way of a new full repair and insuring lease for a term to be agreed.

## 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 may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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