Detty CHARTERED SURVEYORS

Suite 3, Empire Business Centre 2 Empire Way Off Liverpool Road Burnley BB12 6HH **T. 01282 456677**

www.pettycommercial.co.uk



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.

29.85 sq.m 321.30 sq.ft

ACCOMMODATION

<u>Ground floor</u> Sales

<u>First floor</u> 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

 \pounds 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

Petty Chartered Surveyors Suite 3, Empire Business Centre 2 Empire Way Off Liverpool Road Burnley BB12 6HH

Tel. 01282 456677 commercial@petty.co.uk www.pettycommercial.co.uk



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