



## MODERN RETAIL UNIT IN PROMINENT LOCATION

### TO LET

Unit 2  
80 Gisburn Road  
Barrowford  
Nelson  
BB9 6DT

Size: 70.99 sq.m ( 764.13 sq.ft )

- Prime retail location within the centre of Barrowford.
- Within five minutes drive of Junction 13 of the M65 motorway.
- Modern open plan accommodation suitable for a variety of retail uses.
- Onsite dedicated parking.

## LOCATION

The property is situated in the heart of Barrowford, a very popular village within a few minutes drive of junction 13 of the M65. Occupying a popular trading position, other occupants in the nearby vicinity include SPAR Barrowford, Booths Supermarket, Marsden Building Society and a variety of independent retailers, specialist users and bars.

## DESCRIPTION

The property comprises an open plan retail unit consisting of a sales area, kitchenette and WC facilities. The accommodation has the benefit of suspended ceilings and a full height glazed display window. Ideally suited for retail use, the property may suit alternate uses subject to the appropriate Planning Consent.

Externally allocated car parking spaces are available immediately adjacent.

## ACCOMMODATION

Sales area  
Kitchenette/store  
WC

**GIA**                      **70.99 sq.m (764.13 sq.ft)**

## SERVICES

The property has the benefit of mains electricity and water.

## 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

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £14,000 per annum (2018/19). Small Business Rates relief may be available and interested parties should contact Pendle Borough Council on 01282 661661 to confirm.

## RENT

£13,000 per annum (Thirteen thousand pounds)

## TERMS

The property is available by way of a new full repairing 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 are exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
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