



PRIME RETAIL PREMISES WITH HOT FOOD TAKEAWAY PLANNING CONSENT (A5)

TO LET

117A Gisburn Road
Barrowford
Nelson
Lancashire
BB9 6EW

Size: Unit A 77.4 sq.m 833.1 sq.ft

Property Information

- Extensive double fronted property in a prime location.
- A5 Hot food takeaway consent.
- Excellent road frontage with free car parking close by.
- Popular established location

LOCATION

The property is situated within the heart of Barrowford village with an excellent frontage to Gisburn Road. Other retailers in the vicinity include Scruples Menswear, Christian Smith Hairdressers, Booths and Spar supermarkets and a number of long established businesses.

DESCRIPTION

The left hand side of the property, Unit A was formerly used by an E-cigarette retailer and comprises of a large sales area with frontage a kitchen, WC and storage to the rear.

Unit C on the right hand side comprises of a retail space with frontage and WC with wash basin to the rear.

ACCOMMODATION

Unit A

Sales area	43.3 sq.m	466 sq.ft
Kitchen	18.5 sq.m	199.1 sq.ft
Storage	15.6 sq.m	67.4 sq.ft

WC

Unit C

Sales area	25.1 sq.m	270 sq.ft (NOW LET)
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SERVICES

We understand the property has the benefit of all mains services.

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.

BUSINESS RATES

We are advised by the Valuation Office Agency website that the Rateable Value is £10,250 per annum (2019/20). Small Business Rates Relief is likely to be available and interested parties should contact Pendle Borough Council on 01282 661 661.

RENT

Unit A

£15,000 (fifteen thousand pounds) per annum .

Unit C

£10,000 (ten thousand pounds) per annum (NOW LET)

TERMS

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

OUTGOINGS

In addition to the rent and business rates the tenants are to be responsible for the buildings insurance, water, gas and electricity.

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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