



FORMER BANK SUITABLE FOR A VARIETY OF USES SUBJECT TO NECESSARY PLANNING CONSENT

TO LET

2 Newtown
Barnoldswick
Lancashire
BB18 5UQ

Size: 133.9 sq.m (1,441 sq.ft)

- **Prominent position close to the centre of Barnoldswick.**
- **Suitable to a variety of retail or office uses, may suit alternate uses.**
- **Car parking available close by.**
- **Popular market town location.**

LOCATION

The property is situated at the junction of Newtown, Church Lane and Skipton Road, a popular trading position close to the centre of Barnoldswick. Other occupants in the immediate vicinity include a variety of specialist independent retailers and other professional users.

DESCRIPTION

A two storey premises formally occupied as a bank comprising a sales area to the ground floor, two private offices and a series of store rooms. The first floor comprises a series of offices, a kitchen / staff room and ladies and gents WC facilities. The property benefits a good frontage onto Church Street and Skipton Road and would be suitable for a variety of retail, office or alternate uses subject to the appropriate planning consent.

ACCOMMODATION

Ground Floor

Sales	68.1 sq.m	733 sq.ft
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First Floor	65.8 sq.m	708 sq.ft
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GIA	133.9 sq.m	1,441 sq.ft
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SERVICES

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.

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 £7,400 per annum (2018/19). Small Business Rates Relief is likely to be available and all parties should contact Pendle Borough Council on 01282 661 661 to confirm.

RENT

£9,000 per annum (nine 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

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