



MODERN RETAIL UNIT WITH SELF-CONTAINED LIVING ABOVE

FOR SALE

38 Rainhall Road
Barnoldswick
Lancashire
BB18 5DR

Size: 56.13 sq.m - 604.19 sq.ft

- Modern ground floor retail premises.
- Self-contained living accommodation above with new kitchen.
- Popular trading position.
- Car parking available close by.

LOCATION

The property is situated within Barnoldswick town centre occupying a mid-parade position on Rainhall Road. A popular town location, Barnoldswick is conveniently located within approximately five miles from Skipton and four miles from Colne which in turn provides access to the M65 motorway network. Other occupants in the immediate vicinity include a variety of private retailers, Estate Agents, Solicitors, Café's, Hairdressers and Fashion Retailers.

DESCRIPTION

A two storey mixed use premises of traditional stone construction beneath a pitched tiled roof. The property comprises a self-contained retail unit to the ground floor together with a separate two bedroomed flat arranged over the ground and first floors. The commercial accommodation, which is currently occupied as a Barbers, has undergone refurbishment in recent years, benefiting from new floor coverings, natural stone walling, and modern WC Facilities.

The Flat comprises a living room and newly fitted kitchen to the ground floor together with two bedrooms and a bathroom to the first floor. Externally there is an outbuilding to the rear offering further storage.

ACCOMMODATION

38 Rainhall Road

Ground floor

Barbers	15.26 sq.m	164.26 sq.ft
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38a Rainhall Road

Ground Floor

Kitchen / Livingroom	17.98 sq.m	193.58 sq.ft
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First Floor

Bedroom 1

Bedroom 2

Bathroom	22.89 sq.m	246.35 sq.ft
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SERVICES

The property has the benefit of all mains services

SERVICES RESPONSIBILITY

It is the prospective Purchaser'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 Purchaser'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 ground floor shop has a Rateable Value of £2,150 per annum (2018/19). 38a Rainhall Road has a separate Council Tax Banding – Band A

PRICE

£99,950 (ninety nine thousand nine hundred and fifty pounds)

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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Imperial Chambers, Manchester Road
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