



Prominent double-fronted retail premises in landmark building

TO LET

**UNIT 4-5 MAJESTIC BUILDINGS
ALBERT ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5AA**

633 Sq Ft (58.81 Sq M)

- Attractive, characterful premises with newly installed and painted shop front.
- Spacious open plan accommodation suitable for various retail or office based uses.
- Popular central location close to Barnoldswick town square, Co-Op Food and a variety of independent retailers, bars and cafes.
- No VAT payable and 100% business rates relief for eligible Tenants.

Location

Majestic Buildings is situated within Barnoldswick town centre on the corner of Albert Road and Fern Lea Avenue. A popular market town, Barnoldswick is conveniently located within approximately five miles of Skipton and four miles of Colne which provides access on to the M65 motorway network.

There are a number of established occupiers within the immediate vicinity including, Co-Op Food, and various solicitors, independent retailers, bars and cafes.

Description

An attractive, landmark, premises, Unit 4-5 Majestic Buildings comprises a ground floor, double fronted retail premises extending to approximately 633 sq.ft.

The layout includes a reception/entrance area leading into a large open plan retail space. To the rear, the unit provides a dedicated store room and a separate WC.

The premises have recently benefited from a new, full-height glazed shop front and have been newly painted

The premises are offered in their current condition, the Tenant receiving an appropriate rent free period that reflects the standard of their intended fit-out works.

Alternatively, the Landlord will bear the capital cost of the core works subject to the Tenant's financial standing and to an agreed specification. This cost will be factored over the duration of the lease and result in an increase in the advertised rent.

Accommodation

Ground Floor

Reception 6.16 sq.m 66.3 sq.ft

Main Sales 38.68 sq.m 416.4 sq.ft

Store 11.77 sq.m 126.6 sq.ft

WC 2.17 sq.m 23.3 sq.ft

GIA: 58.78 sq.m 632.6 sq.ft



Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

£7,800 per annum.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £8,000 per annum (2025/26). The ingoing Tenant is likely to benefit from small business rates relief and should contact Borough Council direct on 01282 661661 to confirm.

Services

The property has the benefit of mains electricity and water.

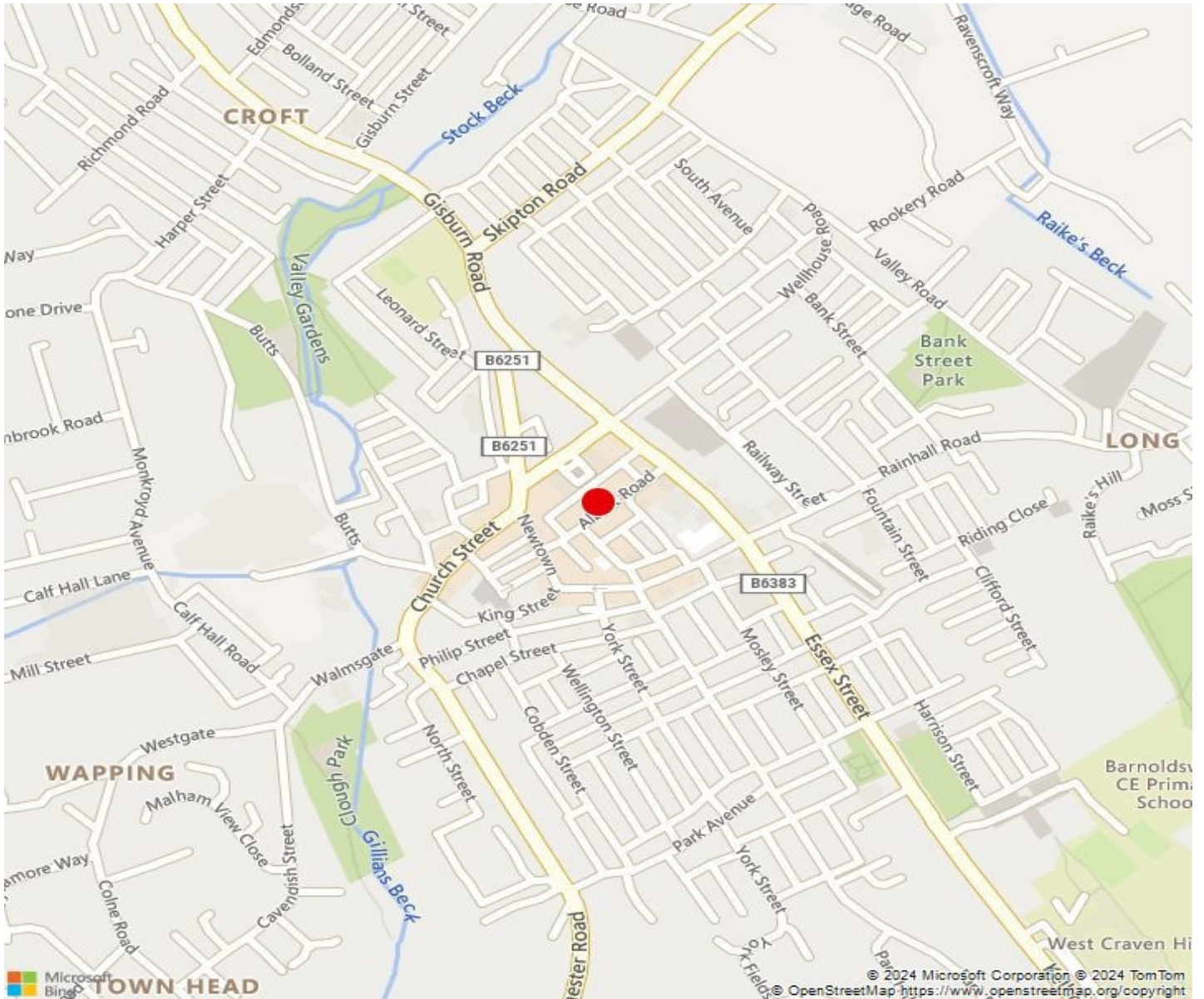
Services Responsibility

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.

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of five years.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

