

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



FOR SALE/TO LET

- Former farm shop, restaurant, coffee shop and large barn
- Detached portal frame building in prime main road location with 160 on-site car parking spaces
- High spec. building with solar panels, gas fired central heating with combi boiler and full security alarm system
- Mix of brick and timber cladding with lots of windows & doors providing excellent natural light
 - Substantial plot of land extending to over 8 acres (3.2 hectares)
- Highly prominent site with modern buildings extending to 9,386 sq ft
 - Ideal for restaurant, play barn, farm shop, car/caravan sales or a hair & beauty use (subject to planning)



Former Roaming Roosters
Barrowford Road
Higham
BB12 9ER

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LOCATION

The property is located on Barrowford Road (A6068) in Higham in a highly prominent heavily trafficked location.

The property is close to various villages including Higham, Fence and Barrowford and within a 30 minute drive of both Manchester & Skipton.

The M65 and national motorway network is also within a 10 minute drive of the property.

DESCRIPTION

A modern detached steel portal frame building which has traded as Roaming Roosters for a number of years.

The property comprises of a restaurant, commercial kitchen, farm shop with substantial preparation area, first floor coffee shop, staff offices, large barn and several male, female W.C. facilities (see attached plans).

The premises is clad in a mix of timber and brick with lots of glazing and good natural light. The buildings have gas fired central heating from a new combi boiler, feature lighting and laminate wood flooring.

The building which occupies a highly prominent location fronting Barrowford Road (A6068) and is suitable for various including farm shop, convenience store, restaurant, wedding venue, car/caravans sales or a hair & beauty use (some of which will require a change of use).

Externally there is a substantial car park for approximately 160 vehicles and the site is set in a plot which extends to over 8 acres (3.2 hectares)

ACCOMMODATION

The accommodation has been measured on a gross internal basis (including toilets, corridors and stairs) and a full breakdown has been provided on the table overleaf.

PURCHASE PRICE

Offers in the region of £995,000.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £80,000 per annum.

VAT

The rent and purchase price have been quoted exclusive of VAT which may be payable at the prevailing rate.

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £33,250 and based on the 2019/20 multiplier of 0.504 the approximate annual payable amount is £16,758.

The prospective tenants/purchasers must contact Pendle Borough Council on 01282 661661 to confirm the business rates information and the exact amount payable prior to make a legal commitment.

SERVICES

We understand the property has access to mains water, electricity and uses LPG for heating.

SERVICES RESPONSIBILITY

It is the prospective tenant/purchaser's responsibility to verify that all services & appliances are safe and in full working order being suitable for purpose and adequate for their needs.

PLANNING

Further details in relation to the planning consent are available from our office however a prospective tenant/purchaser must check and verify the property has the necessary planning consent for their proposed use prior to making any legal commitment.

OUTGOINGS

In addition to the rent, the tenant/purchaser is to be responsible for all services connected to the property, the buildings insurance and the business rates payable directly to the loyal authority.

ENERGY PERFORMANCE CERTIFICATE

Please find attached below.

LEGAL COSTS

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

VIEWING

For further information or to arrange a viewing please
Contact:
Whiteacres
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

Phone: 01282 428486
 E-mail: info@whiteacres-property.co.uk
 Website: www.whiteacres-property.co.uk

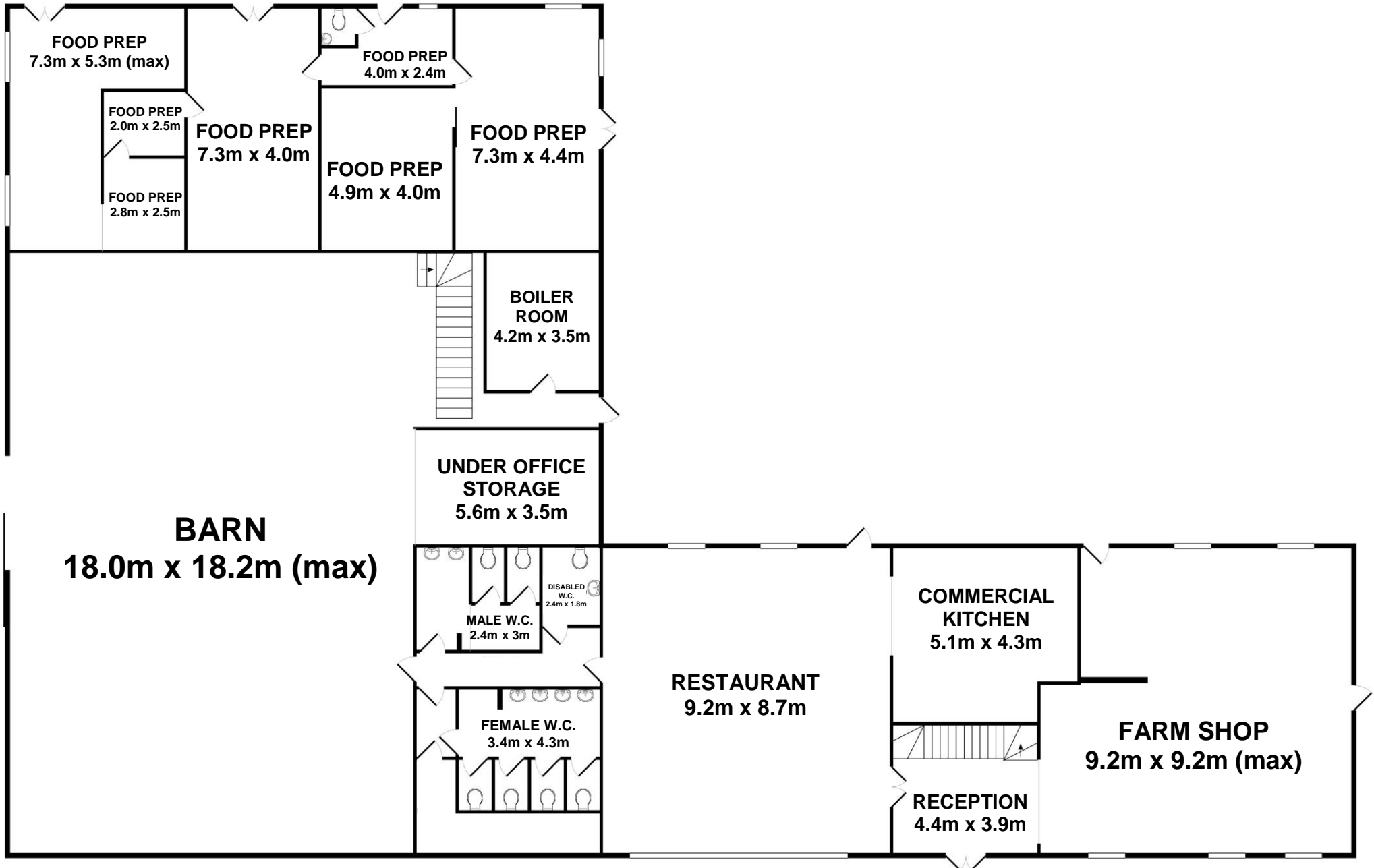


ACCOMMODATION

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground floor			
Restaurant	9.2m x 8.7m	861.1	80.0
Commercial kitchen	4.3m x 5.1m	235.7	21.9
Reception	4.4m x 3.9m	185.1	17.2
Farm shop	9.2m x 9.2m	910.6	84.6
Barn (including boiler room & under office storage)	18m x 18.2m (max)	2,962.2	275.2
Toilet block (comprising of male, female & disabled W.C. facilities)	9.2m x 6.0m	594.2	55.2
Food preparation building	18.0m x 7.3m	1,414.4	131.4
First floor			
Barn office	6.3m x 5.5m	373.5	34.7
Coffee shop including kitchen & two toilets	9.2m x 8.6m	851.4	79.1
Staff room (with restricted eaves)	4.0m x 4.5m	193.8	18.0
Staff office (with restricted eaves)	9.2m x 6.4m	634.0	58.9
Staff kitchen (with restricted eaves)	4.5m x 3.5m	170.1	15.8
GIA		9,386.1	872.0

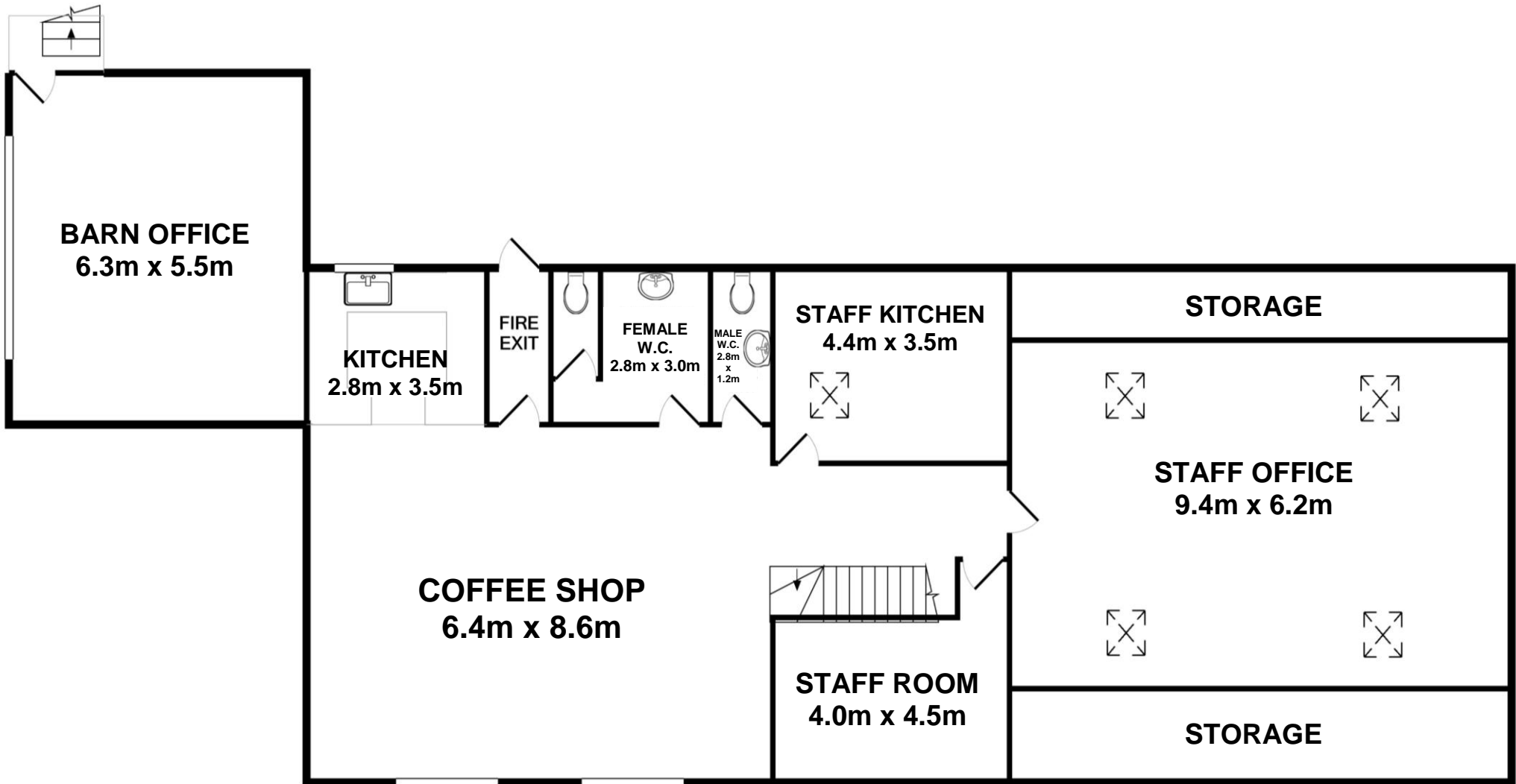
MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

GROUND FLOOR



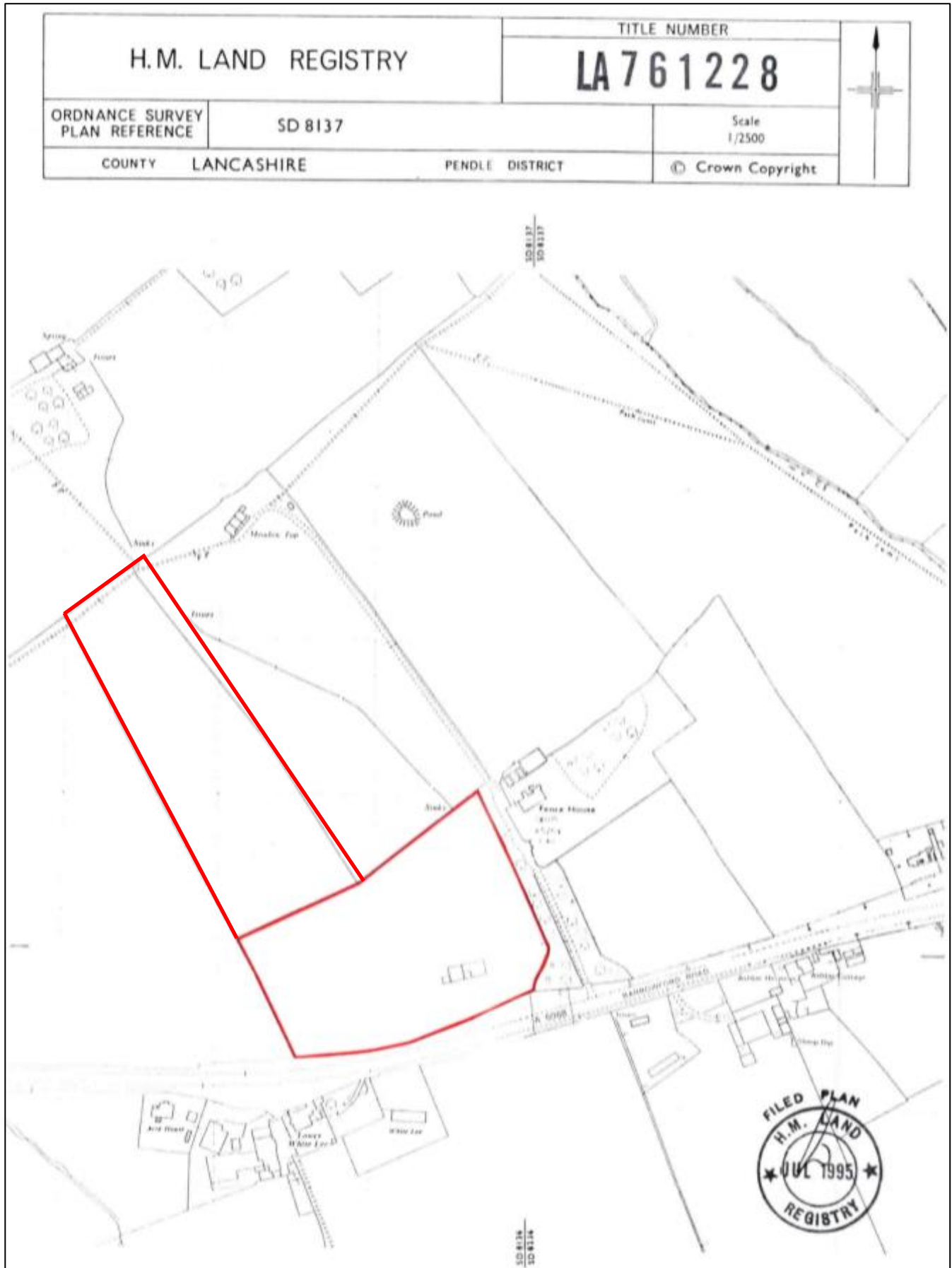
THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE TENANT/PURCHASER. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

FIRST FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE TENANT/PURCHASER. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

TITLE PLAN



THE TITLE PLAN PROVIDED IS FOR IDENTIFICATION PURPOSES ONLY AND MAY NOT CONFIRM THE TRUE BOUNDARIES OF THE SITE. THE PLAN IS NOT TO SCALE AND PURCHASERS & TENANTS MUST CHECK AND VERIFY THE BOUNDARIES OF THE SITE WITH A LEGAL PROFESSIONAL PRIOR TO MAKING ANY LEGAL COMMITMENT.

BUSINESS RATES BREAKDOWN

Roaming Rooster, Barrowford Road, Higham, Burnley, Lancs, BB12 9ER

Current valuation

Other valuations

Similar properties

Description	Farm shop, bistro and premises	Valuation scheme reference	423252
Local authority	PENDLE	Special category code	098G
Local authority reference	NFABB129ER00101	Effective date	1 April 2017
Base rate	£110 per m ² /unit		

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Ground Floor Sales	79.5	£110.00	£8,745
Ground	Reception / Entrance	14.6	£110.00	£1,606
Ground	Kitchen	28.12	£77.00	£2,165
Ground	External Storage	27.36	£22.00	£602
Ground	Public Toilets	41.45	£55.00	£2,280
Ground	Internal Storage	1.68	£55.00	£92
Ground	Plant Room	14.62	£0.00	£0
First	Office	59.91	£53.90	£3,229
First	Office	54.97	£53.90	£2,963
First	Internal Storage	8	£38.50	£308
First	Mess / staff Room	9.66	£38.50	£372
First	Staff Toilets	2.98	£0.00	£0
First	Office	6.27	£53.90	£338
Ground	Ground Floor Sales	80.62	£110.00	£8,868
Total		429.74		£31,568

Additional details

Description	Area m ² /unit	Price per m ² /unit	Value
Hard Surfaced, Unfenced Land	228	£8.00	£1,830
Total	228		£1,830

Valuation

Total value: **£33,398**

Rateable value (rounded down)

£33,250

EPC

Energy Performance Certificate Non-Domestic Building



Roaming Roosters Farm Education Centre
Barrowford Road
Higham
BURNLEY
BB12 9ER

Certificate Reference Number:
0980-0132-7429-8501-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

14

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Biomass
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	613
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	11.07
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

14

If newly built

38

If typical of the existing stock

EPC

Energy Performance Certificate

Non-Domestic Building



Roaming Roosters
Barrowford Road
Higham
BURNLEY
BB12 9ER

Certificate Reference Number:
9200-5932-0395-4060-2040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 36

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Biomass
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	463
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	72.95
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

12	If newly built
36	If typical of the existing stock