

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**TO LET**



## 1 STATION ROAD BARNOLDSWICK BB18 5NA

- Retail property with hot food takeaway consent.
- Prominently located within Barnoldswick town centre.
- Existing kitchen equipment available by separate negotiation.
- Walking distance of the town centre.

## LOCATION

Situated at the edge of Barnoldswick town centre at the junction of Station Road and Skipton Road opposite Decisions of Barnoldswick.

A new town centre banking hub is also on the other side of Skipton Road.

## DESCRIPTION

Ground floor shop premises within a two storey building of traditional stone construction. The property benefits from a well proportioned frontage to Station Road with an aluminium double-glazed shop front.

Internally the property provides a reception area for customers together with rear kitchen/prep area. There is also a further kitchen to the side of the sales area.

## ACCOMMODATION

Sales Area	32 sq. m. (344 sq. ft.)
Rear store/prep area	17.3 sq. m. (186 sq. ft.)
Kitchen area	15.3 sq. m. (165 sq. ft.)
Stores	13 sq. m. (140 sq. ft.)

## SERVICES

All mains services are available. It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

## RATING

The property has a current rateable value of £4,550 we are verbally informed by the Local Authority.

## PLANNING

The property was last used as a hot food takeaway. Further enquiries should be directed to the Planning Department at Pendle Borough Council. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## LEASE TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## RENTAL

**£235 per week**

## VAT

VAT is not applicable.

## FIXTURES AND FITTINGS

The fixtures and fittings within the property are available by way of separate negotiation. Price upon request.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.  
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