

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE/MAY LET



29 CHURCH STREET BARNOLDSWICK BB18 5UR

- Shop available December 2026.
- Prominent town centre ground floor shop.
- Direct parking and free car park to the rear.
- Established parade of independent retailers.
- No rates to pay under the Small Business Rate Relief Scheme.

LOCATION

A prominent town centre location on Church Street opposite the One Stop convenience store. There are nearby car parks on Brook Street and Station Road and street parking on all the nearby streets/roads.

DESCRIPTION

A three-storey mid-terrace building with ground floor retail available to lease or occupy.

A purchase of the freehold will include the upper floors which comprise a two bedroomed flat held long leasehold for 999 years from January 2003 with the landlord insuring the whole of the building and charging the shop/flat proportionately for the buildings insurance.

The shop comprises open plan frontal sales with a mid-storage partitioned area and a rear kitchenette and WC.

ACCOMMODATION

Ground Floor Shop

Sales plus kitchenette and storage/office
52.1sq. m (561 sq.ft.)

Plus single WC

EXTERNALLY

Small yard to the rear.

SERVICES

All Mains services are available.

SERVICES RESPONSIBILITY

It is the incoming tenant's/purchaser's responsibility to verify that all services are suitable for their requirements.



PLANNING

It is the incoming tenant's/purchaser's responsibility to verify that their intended use is acceptable to the local planning authority. Contact Pendle Borough Council (01282) 661661 or via the contact page www.pendle.gov.uk.

RATING

The Valuation Office confirms a Rateable Value of £5,900 which grants a sole occupier a 100% discount on rates payable under the Small Business Rate Relief Scheme. Confirm with Pendle Borough Council. The upper floor flat is Council Tax Band A.

BUILDINGS INSURANCE

The landlord insures the building and re-charges the shop/flat on a proportionate basis.

RENTAL

Ground Floor Shop

£650 per calendar month.

LEASE TERMS

On a new internal repairing and insuring lease. With decoration and maintenance responsibility for the ground floor frontage.

PRICE

£95,000

VAT

VAT is not charged upon the rental/sale price.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor Shop

Energy Rating of C

Flat

Energy Rating of D

LEGAL COSTS

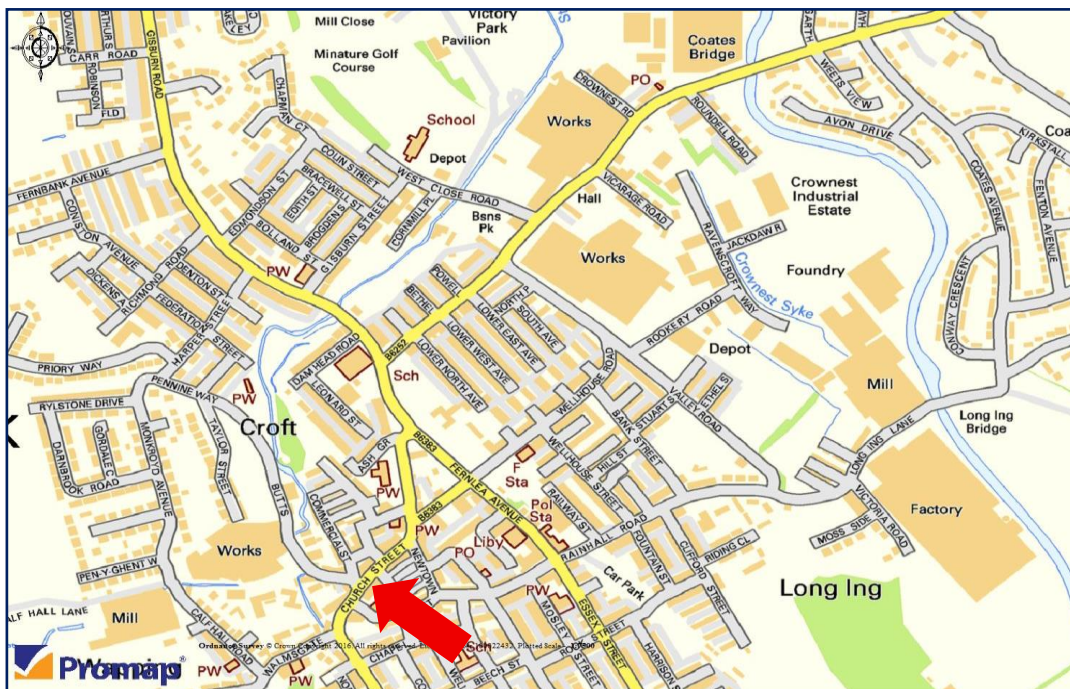
Each party to be responsible for their own costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser/tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.
Our Ref: SJ.KC.2609 Email: Stephen@tdawson.co.uk



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