

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

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

FOR SALE



**37/37A CHURCH STREET
BARNOLDSWICK
BB18 5UR**

- Fully let retail/residential investment.
- Current annual rental income £18,000 per annum.
- Shop let to Estate Agency business for over 30 years.
- Long standing residential tenant.

LOCATION

Situated within Barnoldswick town centre on Church Street, one of the main shopping thoroughfares in the town. The property is located opposite the junction with Commercial Street and Butts.

Barnoldswick is a popular market town within the Borough of Pendle. Nearby towns include Skipton to the East, Clitheroe to the West and Burnley to the South.

DESCRIPTION

End terraced property of traditional stone construction with a pitched slate roof.

The ground floor is a double fronted retail unit with traditional timber shop front. The property has previously been let as two individual shops but now provides a double fronted open plan sales area with rear offices and staff facilities.

Accessed from the side of the property is a well presented flat.

The flat provides two bedrooms, dining room (which could be a further bedroom), shower room, kitchen and living room.

ACCOMMODATION

Ground floor shop

Frontal sales area	48.86 sq. m (526 sq. ft.)
Rear Office	9.46 sq. m (102 sq. ft.)
Store	4.59 sq. m (49 sq. ft.)
Staffroom	11.41 sq. m (123 sq. ft.)
Rear WC	

Flat

Rear bedroom	16.89 sq. m (182 sq. ft.)
Front bedroom	17.33 sq. m (187 sq. ft.)
Dining room/further bedroom	9.12 sq. m (98 sq. ft.)
Kitchen	10.49 sq. m (113 sq. ft.)
Living room	17.41 sq. m (187 sq. ft.)
Bathroom	5.18 sq. m (56 sq. ft.)

All areas are quoted on a Net Internal basis.

EXTERNALLY

To the side of the property is a tarmac surfaced parking area for one car. To the rear of the property is a small yard area.

SERVICES

All mains services are available with the shop and the flat being separately metered for utilities.

PLANNING

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

RATING

The ground floor shop has a current Rateable Value of £8,900 we are verbally informed by the Local Authority with the flat having a Council Tax banding of A.

TENURE

Freehold we are informed.

TENANCIES

Shop

Currently let to Taylforths Residential Limited for a term of 10 years from the 18th August 2022. The current passing rental is £9,600 per annum payable monthly in advance with a rent review at the end of the fifth year.

The tenant is responsible for internal repairs and shop front and contributes to the insurance premium which is paid by the landlord.

Flat

No agreement exists. The flat was let on a rolling 6 month tenancy which has now expired. The tenant however has been in for many years and is not looking to relocate. The flat tenant is currently paying £700 per calendar month.

A copy of the commercial lease is available upon request.

PRICE

£249,950

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The shop has an EPC Rating of D valid until 26th November 2027.

The flat has an EPC Rating of E valid until the 8th February 2032. Copies available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser 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.

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