



Spacious light industrial premises split into two sections with a self contained flat above

FOR SALE

**GOTTS GARAGE
GISBURN ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5NQ**

5,525 Sq Ft (513.27 Sq M)

- Light industrial property in prominent roadside location close to Barnoldswick town centre.
- Industrial space divided into two sections: a large open plan garage and a secondary garage with a kitchenette, each section with its own office and WC facilities.
- Versatile building suitable for various light industrial or motor trade uses, subject to planning.
- Spacious first floor self contained 2 bedroom flat in addition to the industrial space.

Location

The property is situated in a mid parade position fronting Gisburn Road, close to its junction with Skipton Road on the edge of Barnoldswick town centre.

Located in a mixed use residential and commercial area, the property is conveniently located close to all local amenities including an ALDI, Co-op Food, Station Road bus station and various independent retailers.

Description

A spacious light industrial premises situated in a prominent roadside location within easy reach of Barnoldswick town centre. The building is split into two distinct sections, offering a combination of light industrial / garage space and a separate residential apartment, making it suitable for an owner-occupier or as a mixed use investment.

The ground floor consists of two separate garage sections. The main area is an open plan garage with a small office and WC. The second section provides additional garage space along with a further office, kitchenette, and mezzanine storage. This layout offers flexibility for various business operations or the potential to occupy one part while letting out the other.

On the first floor, there is a self-contained two bedroom flat. The accommodation is well proportioned and includes a living room, kitchen, two bedrooms, a bathroom, and a separate WC.

Subject to the appropriate planning consent, the building's layout is flexible and could suit several uses, such as light industrial work, vehicle repairs, or storage.

Accommodation

Ground Floor

Main garage 275.58 sq.m 2,966.3 sq.ft

Office 3.46 sq.m 37.24 sq.ft

WC 1.79 sq.m 19.2 sq.ft

Secondary garage 144.76 sq.m 1,558.1 sq.ft

Office 11.04 sq.m 118.8 sq.ft

Kitchenette 3.66 sq.m 39.3 sq.ft

WC 1.3 sq.m 13.9 sq.ft

Mezzanine store 9.68 sq.m 104.1 sq.ft

First Floor Flat

Living Room 21.09 sq.m 227 sq.ft

Kitchen 10.75 sq.m 115.7 sq.ft

Bedroom 1 14.16 sq.m 152.4 sq.ft

Bedroom 2 9.21 sq.m 99.1 sq.ft

Bathroom 5.01 sq.m 53.9 sq.ft

WC 1.8 sq.m 19.3 sq.ft

GIA: 513.29 sq.m 5,525 sq.ft



Planning

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

Price

£335,000

Business Rates

We are informed by the Valuation Office Agency Website that the commercial section has a Rateable Value of £12,500 per annum (2026/27). The occupier may benefit from Small Business Rates Relief and should contact Pendle Borough Council direct to confirm on 01282 661661.

The first floor flat is separately assessed for Council Tax - Band A.

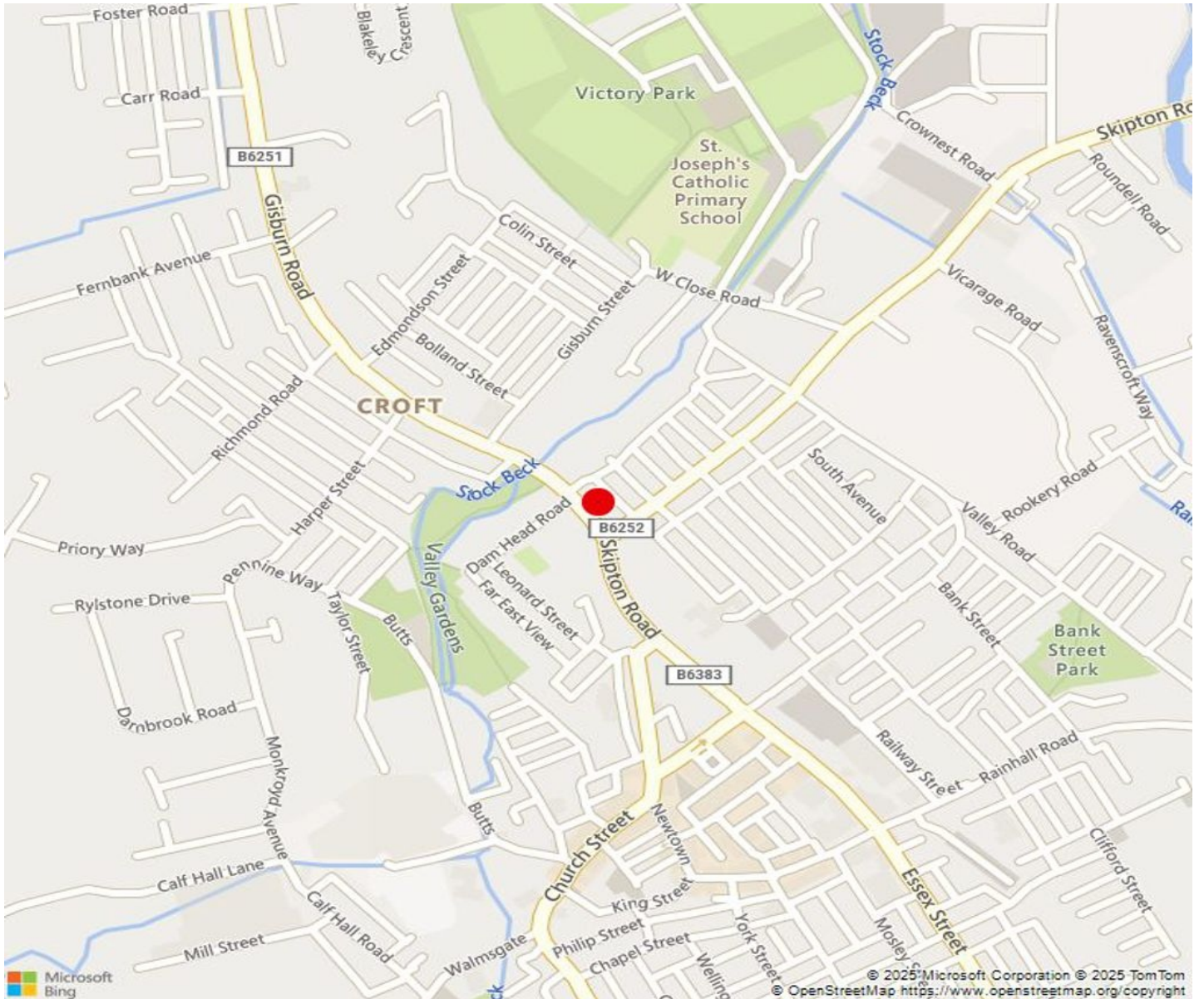
Services

We are advised that the commercial section has the benefit of mains electricity and water and that all mains services are available to the flat including gas fired central heating.

Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





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.

