

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



**GROUND FLOOR
YORK HOUSE
CHURCH STREET
BARNOLDSWICK
BB18 5UT**

- Prominent town centre retail unit.
- Former clinic.
- Street parking and nearby car parks.
- No rates to pay under Rate Relief Scheme.

LOCATION

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

DESCRIPTION

A ground floor shop/clinic forming the end of a two-storey modern brick property with the One Stop convenience store occupying the majority of the ground floor with self-contained offices to the first floor.

Internally an open plan sales area with secondary storage/office/sales and single WC to the rear. Gas central heating radiators, suspended ceiling with CAT2 lighting and window display.

ACCOMMODATION

Sales 34.41 sq. m (370 sq. ft.)
Rear office/sales 17.26 sq. m (186 sq. ft.)
51.67 sq. m (556 sq. ft.)

Plus single W.C.

SERVICES

Gas central heating and mains electric and water.

SERVICES RESPONSIBILITY

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

PLANNING

It is the tenant'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 £7,200 which grants a sole occupier 100% discount on rates payable under the Small Business Rate Relief Scheme. Confirm with Pendle Borough Council.

TENURE

Leasehold on a full repairing and insuring basis.

BUILDINGS INSURANCE

The landlord insures the building and recharges the tenant on a proportionate basis.

RENTAL

£7,500 per annum

VAT

VAT is not charged upon the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred with no charge for the landlord's standard agreement.

MONEY LAUNDERING

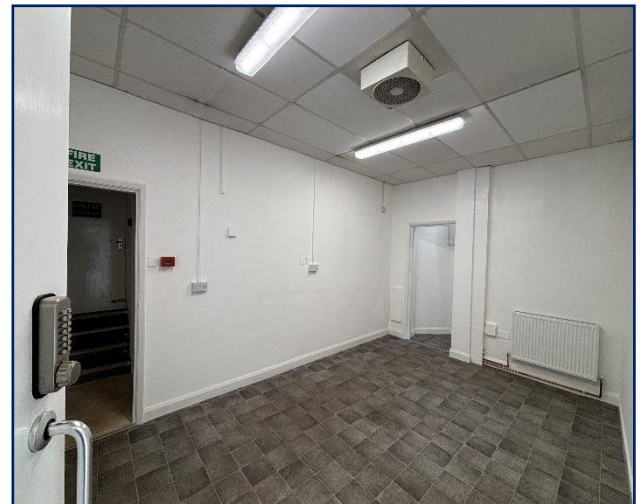
In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

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.2607 Email: stephen@tdawson.co.uk





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