

TO LET



Multi purpose commercial property extending to over 1,200 sq ft

6 Crownest Road, Barnoldswick, Lancashire, BB18 5DD

- ❁ Office, workshop and yard positioned on the edge of Barnoldswick town centre
- ❁ Within walking distance of Barnoldswick town centre and within a 15 minute drive of Skipton, Clitheroe, and Burnley
- ❁ Immaculate open plan layout providing offices, three toilets, modern kitchen and storage
- ❁ Substantial gated yard laid in concrete located at the rear of the property
- ❁ Free business rates for tenants qualifying for small business rates relief
- ❁ Multi purpose property ideal for offices, workshop, retail or nursery (subject to planning)
- ❁ Well positioned close to Aldi, Silentnight and Rolls Royce
- ❁ Security shutters, air conditioning, central heating, fire alarm and security alarm
- ❁ Five allocated onsite car parking spaces

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

The property is located off Skipton Road opposite the Texaco Petrol Station and Spar.

The building is positioned directly opposite Aldi supermarket and Screwfix with glazed frontage to Crownest Road.

The site is within walking distance of Barnoldswick town centre, and within a short drive of Skipton, Clitheroe, and Colne.

Description

A single storey open plan office/storage unit in a highly prominent position opposite an Aldi supermarket.

The property is open to the eaves and currently offers open plan offices with male and female toilets and a modern open plan kitchen. To the rear is a storage unit with further W/C facilities, a strong room, and a large gated yard laid in concrete.

The property has a security alarm system, maglock entry, air conditioning, central heating, LED lighting, roller shutter security, electric window blinds to all windows, and excellent natural light.

The site would suit a children's nursery, hair salon, office premises, or a contractor (subject to planning), and will be available for occupation from the 1st January 2026.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	19.6m x 5.7m	1,202	111.67

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 5 years.

Rent

£17,500 per annum plus VAT

Deposit

A rent deposit will be paid by the tenant and held by the landlord for the term of the lease.

Vat

Whiteacres have been informed the rent is subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the total site has a Rateable Value of £8,700 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact West Craven Borough Council on 01756 700600 to confirm further details.

Outgoings

In addition to the rent and the business rates liability the tenants will be responsible for all services connected to the property, and the buildings insurance which will be recharged by the landlords.

Services

The property has the benefit of mains electricity, water, and mains gas.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

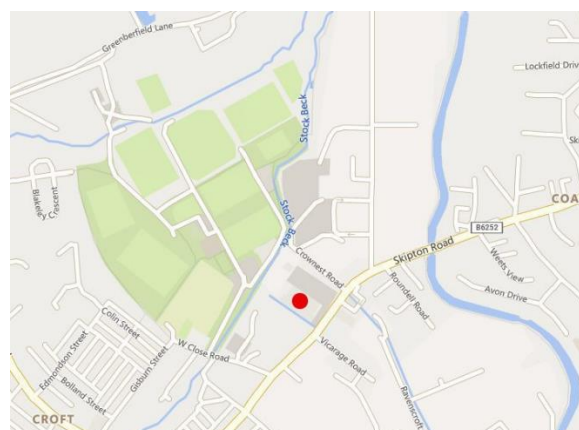
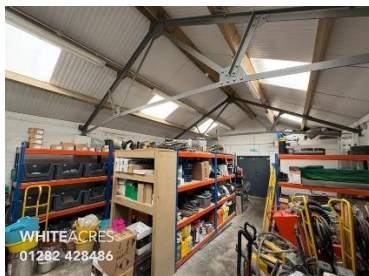
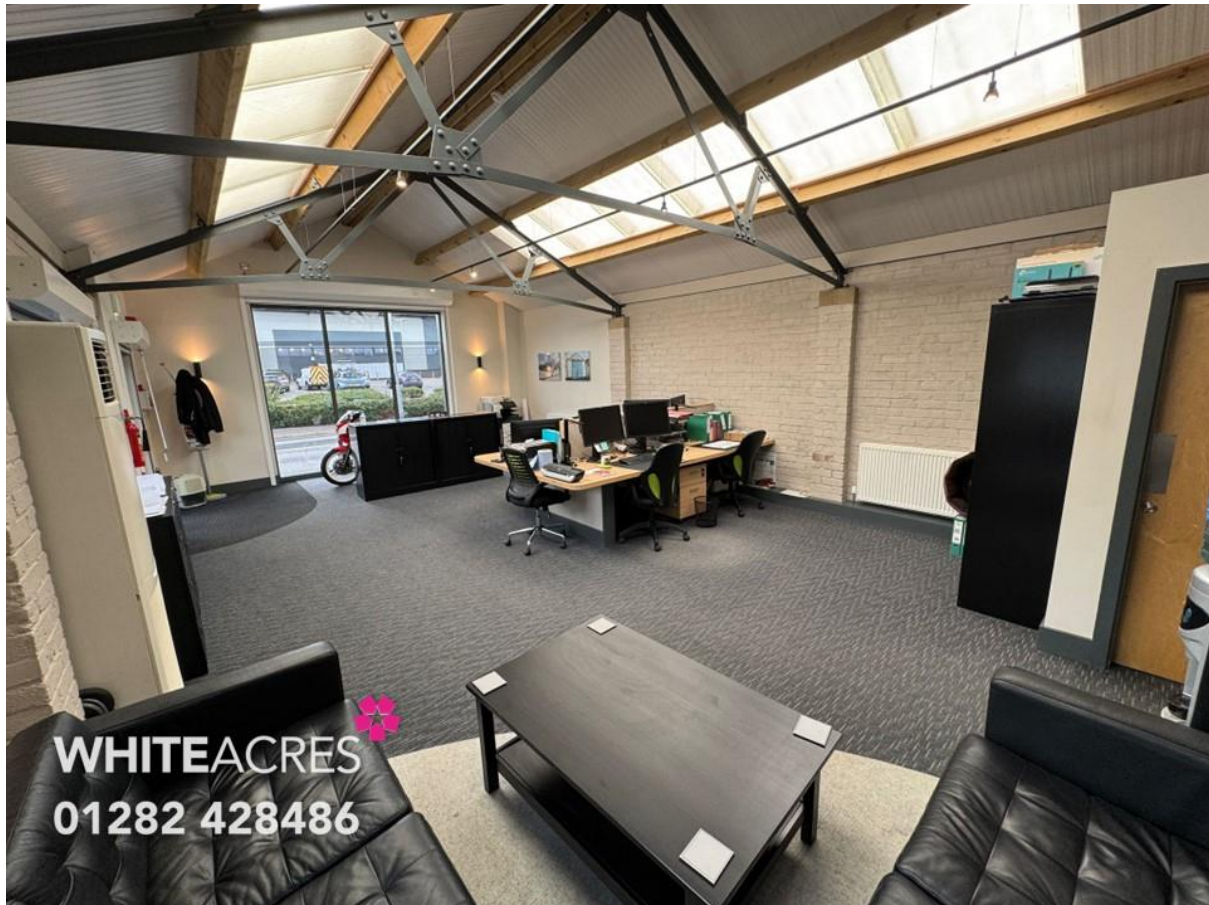
Viewings

Please contact the agents:

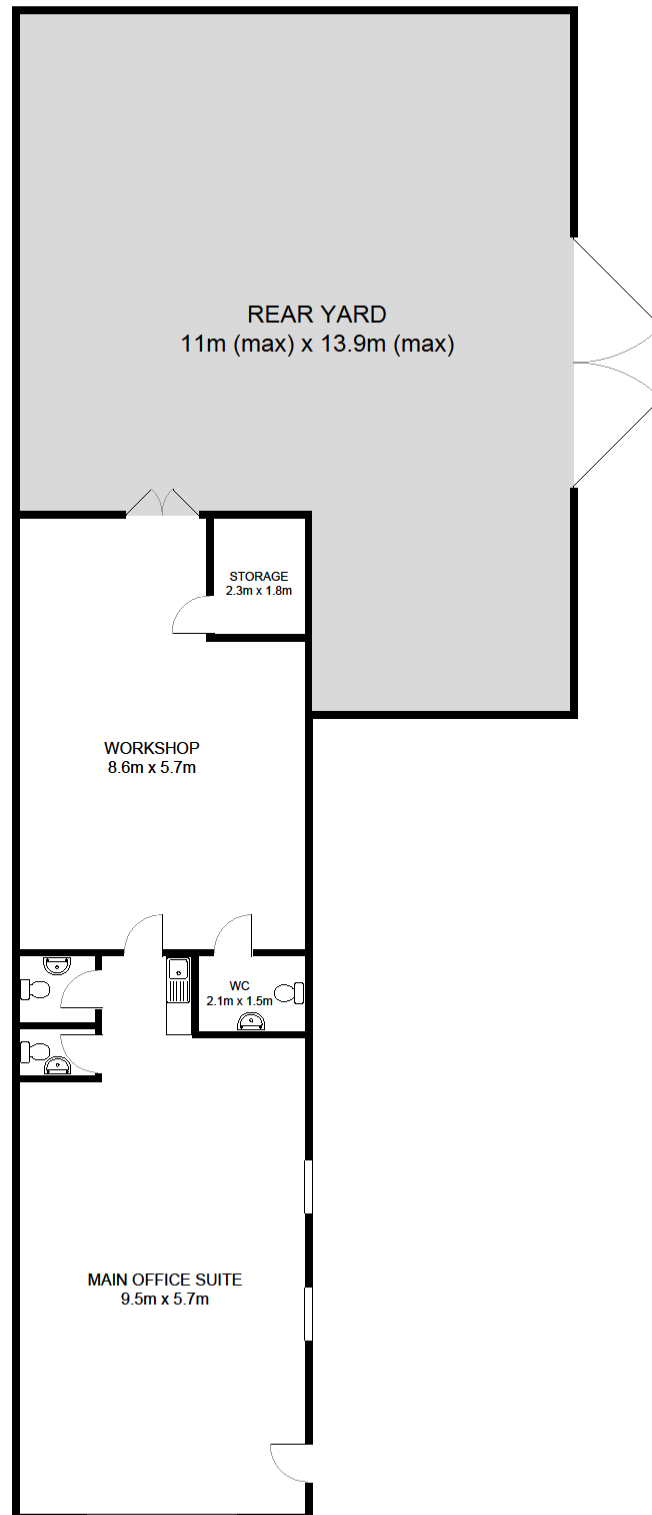
Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Isaac Warriner
01282 428486
isaac@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



OFFICE SUITE WITH WORKSHOP STORAGE
(approx 111.7 sq meters, 1202 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE