

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



FOR SALE

- Partially let stone-built retail investment property in popular village location, currently generating an inclusive annual rent of £9,000
- Four vacant treatment rooms with significant scope to add further rental income
- Well-presented modern accommodation with gas central heating, laminate wood flooring and UPVC double glazing in excellent decorative condition
 - First floor accommodation ideal for various uses including beauty salon, nail salon or therapist uses
 - Prominent roadside position with good nearby parking facilities



2 Forest View
Barrowford
Pendle
BB9 8PR

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LOCATION

The property is located on a prominent retail parade in the heart of Barrowford Village fronting Gisburn Road.

Barrowford is a village in Pendle with a population of approximately 6,200 people with various parks, schools and a Booths supermarket.

DESCRIPTION

A spacious, three storey premises of stone construction beneath a pitched slate roof in the popular village of Barrowford.

The property comprises an open plan retail unit to the ground floor which is currently tenanted as a ladies clothing boutique. To the rear of the ground floor is a vacant treatment room and communal kitchen.

The first floor comprises three additional vacant treatment rooms, each with modern wall-mounted washbasins and communal W.C. facilities. The vacant first floor accommodation is ideal for beauty salon, hair, or makeup use and may also be suitable for a variety of therapy or office uses.

Further storage is available to the attic and cellar.

ACCOMMODATION

The accommodation has been measured on a gross internal basis including toilets and a breakdown of the approximate measurements have been detailed in the table below.

DESCRIPTION	SQ M	SQ FT
Ground floor	52.5	565.1
First floor	44.4	477.9
Second floor attic	23.8	256.2
GIA	120.7	1,299.2

PURCHASE PRICE

Offers in the region of £210,000.

VAT

Whiteacres have been verbally informed that the purchase price is not subject to VAT however a prospective purchaser must check this information prior to making a legal commitment.

TENANCIES

The ground floor front retail unit is let to Boutique By Victoria Limited from 1st July 2021 for a 6 month term at a current rent of £750 per calendar month, inclusive of utilities.

There are currently four vacant treatment rooms giving considerable scope to add further rental income.

BUSINESS RATES

We have been verbally informed that each section of the building has the following rateable values;

DESCRIPTION	RATEABLE VALUE
Ground floor	
Clothing boutique	£8,000
Treatment room one	£520
First floor	
Treatment room two	£485
Treatment room three	£460
Treatment room four	£500

A prospective buyer must speak to Pendle Borough Council on 01282 661661 to confirm the rateable value prior to making any legal commitment.

SERVICES

We have been informed that the property has the benefit of all mains services including gas fired central heating.

SERVICES RESPONSIBILITY

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate has been attached below.

VIEWING

For further information or to arrange a viewing please contact sole agents Whiteacres Property on;
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

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ENERGY PERFORMANCE CERTIFICATE

2, Forest View Barrowford NELSON BB9 8PR		Energy rating C
Valid until 12 June 2029	Certificate number 0010-0731-5969-0496-9006	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	154 square metres	
Rules on letting this property		
<p>Properties can be let if they have an energy rating from A+ to E.</p> <p>If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.</p> <p>From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.</p> <p>You can read guidance for landlords on the regulations and exemptions.</p>		
Energy efficiency rating for this property		
This property's current energy rating is C.		
<p>Properties are given a rating from A+ (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.</p>		

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