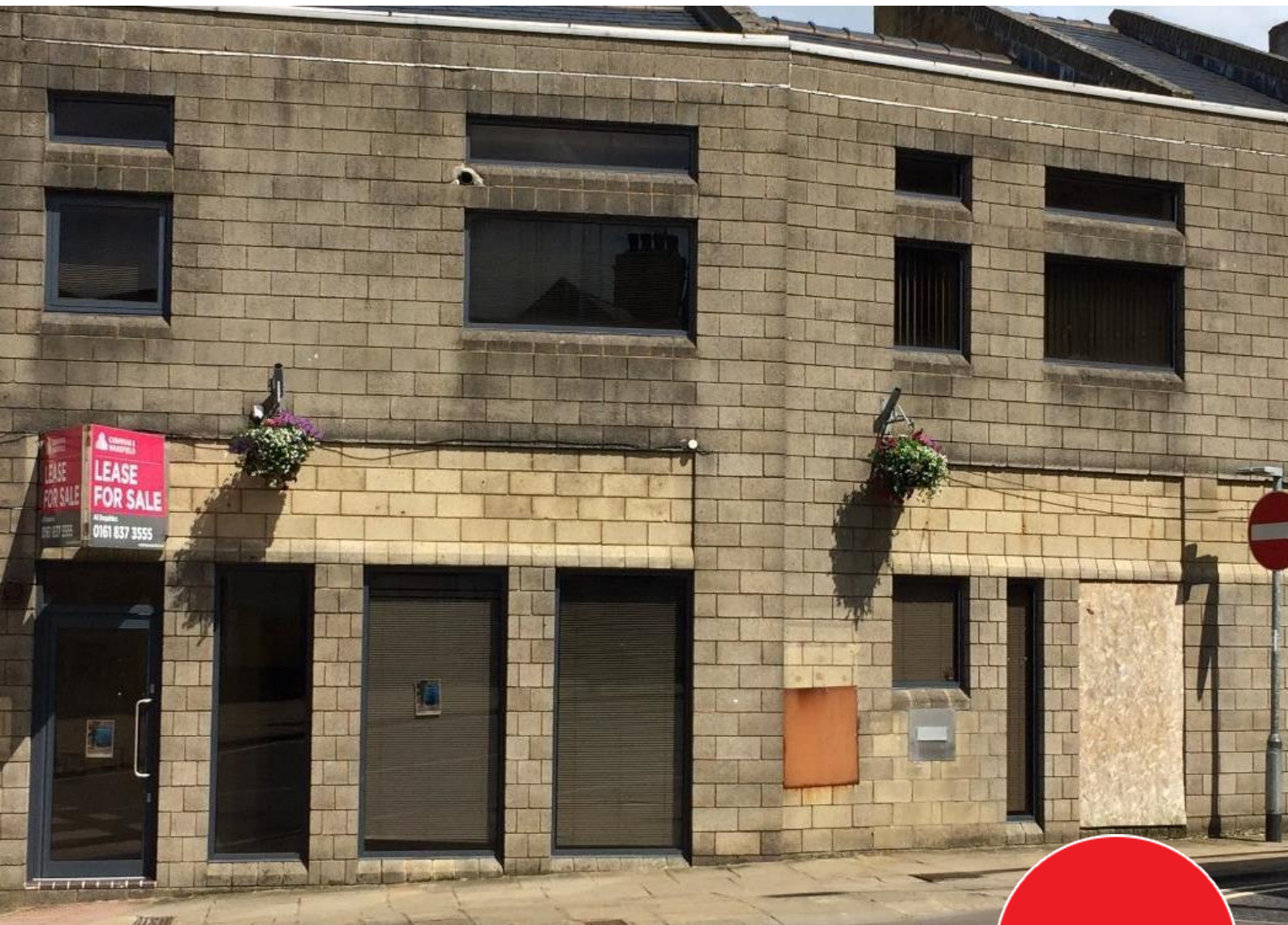


HIGH STREET PROPERTY / CLASS A2  
2 Newtown, Barnoldswick BB18 5UQ



**Rent: £9,000 PA**  
**Ground Floor Area**  
733 Sq ft / 68 Sq M

**WITHDRAWN**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jack Deakin**

**Mob: 07591 835782**

**Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)**

**Location:**

Barnoldswick is located in Lancashire, just outside the Yorkshire Dales National Park. Burnley is located approximately 10 miles south and Skipton 5 miles to the north east.

The property is situated at the junction of Newtown, Church Lane and Skipton Road, a popular trading position close to the centre of Barnoldswick.

Other occupants in the immediate vicinity include a variety of specialist independent retailers and other professional users.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	733	68.1
First Floor	708	65.8

**Rent:**

The passing rent is £9,000 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires on 23/06/2023. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £7,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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