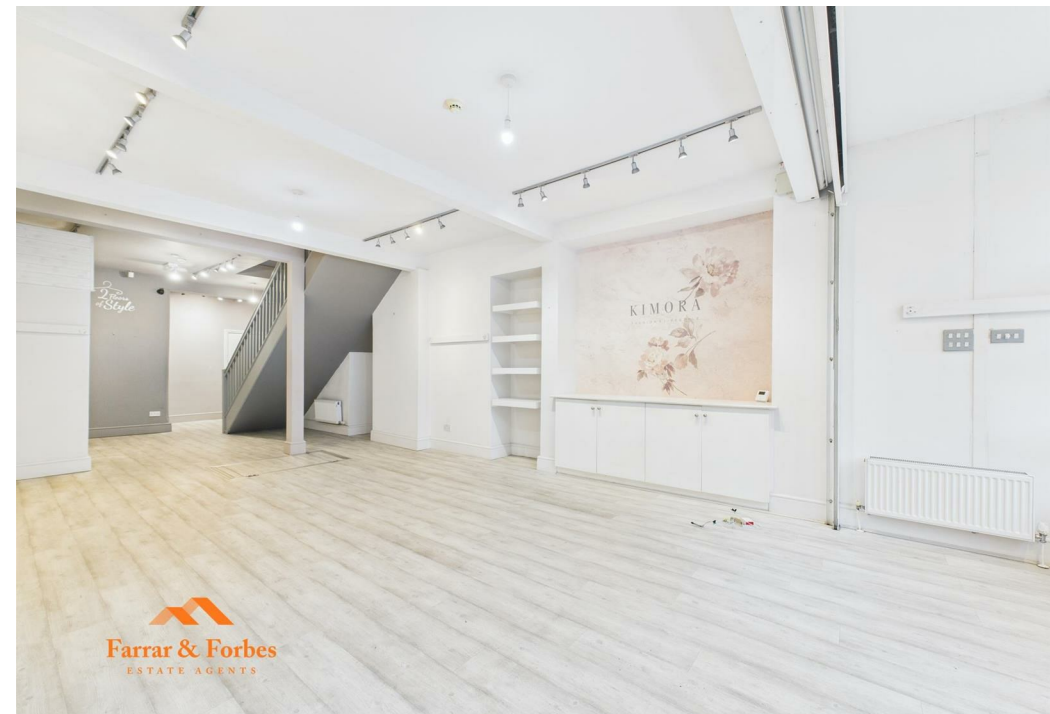


108 Gisburn Road, Barrowford, Nelson, BB9 6EW
£1,450 Per month
Council Tax Band:

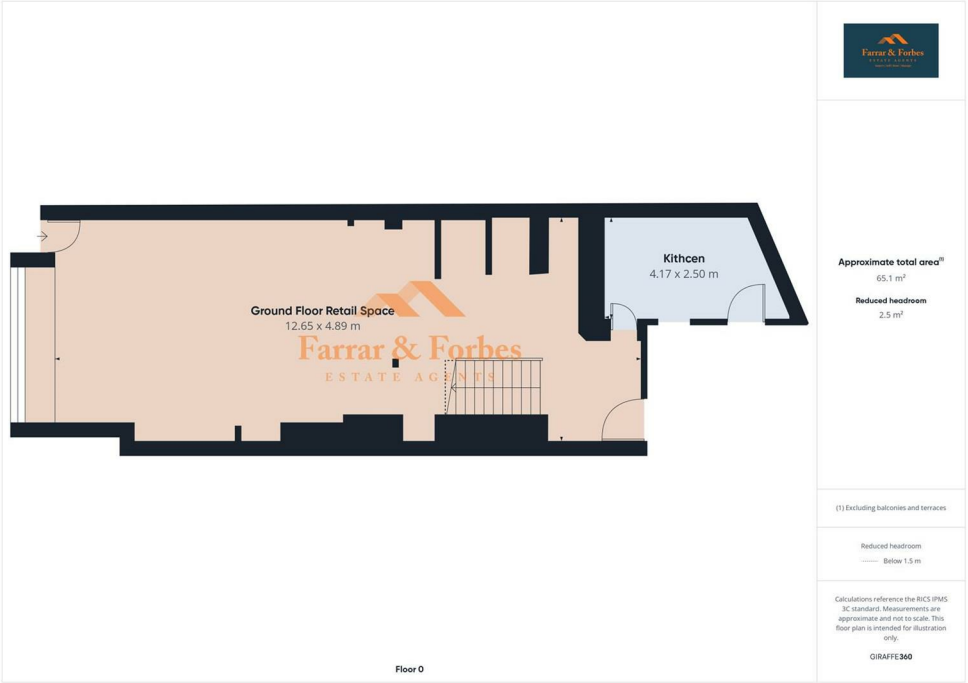


Prime retail premises within the popular village of Barrowford, offering predominantly open plan retail accommodation on the ground floor, with further retail or treatment accommodation on the upper floor.

The ground floor specifically provides an open plan sales area, changing rooms to the rear, together with an additional store, kitchen, and WC. The first floor has the benefit of a large room, which would be ideal as a treatment room, private office, or additional workspace. In addition, there is an office and a storeroom.

The property is located in the popular village of Barrowford. Barrowford is a bustling retail and leisure destination with several high-end retail and boutique shops, and businesses in the area include the Last Trading Post, Scruples Menswear, and a Booths supermarket. Barrowford is a large village, positioned north of Nelson with good access to the M65 at junction 13, having a population of just over 6,000 residents.

This is a superb opportunity for a business or sole trader looking to establish or expand into a vibrant and desirable location.



ESTATE AGENTS

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Lancashire
BB8 9JE
01282 914042
Info@farrarandforbes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC