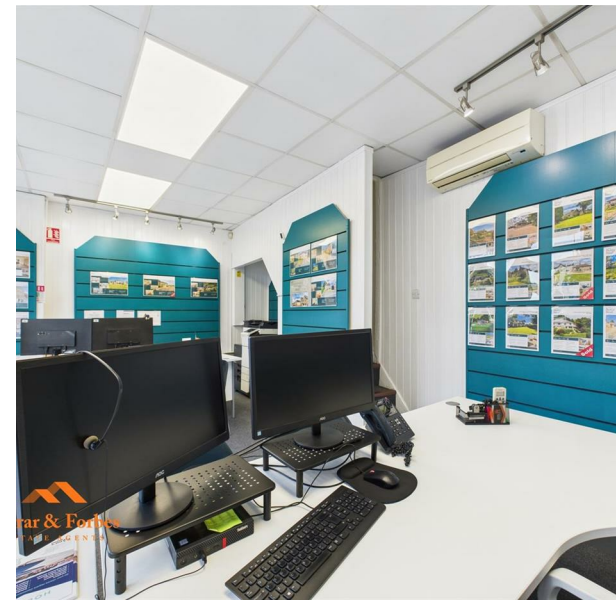
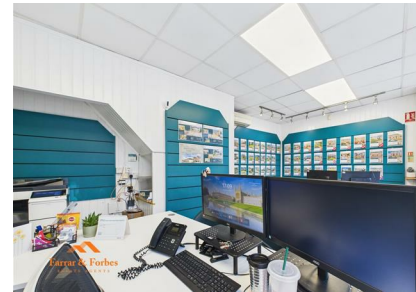
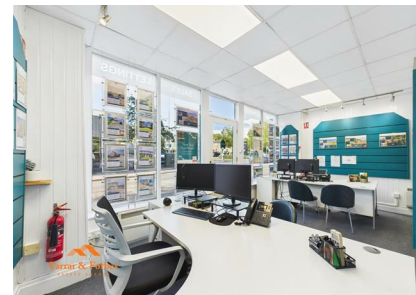


134 Gisburn Road, Barrowford, Nelson, BB9 6HQ
£14,000 Per annum
Council Tax Band:



This well-presented, stone-built end-of-parade commercial property is prominently positioned in the heart of Barrowford – a sought-after and vibrant village known for its thriving retail and leisure scene. Barrowford is home to a range of high-end boutiques and independent businesses, including The Last Trading Post, Scruples Menswear, and a Booths supermarket, attracting strong local footfall and visitors alike.

Conveniently located just north of Nelson, Barrowford benefits from excellent transport links, with easy access to the M65 via Junction 13. The village has a resident population of over 6,000, providing a strong local customer base.

The property features a full-height display window to the front, ideal for retail exposure, and offers open-plan accommodation on the ground floor, suitable for a variety of uses. Internal stairs lead to a well-appointed first floor, which comprises an open-plan office or additional workspace, a kitchenette, and a separate WC.

Accommodation:

- Ground Floor Sales Area: 19.7 sq m (212 sq ft)
- First Floor Office & Kitchen: 15.33 sq m (165 sq ft)
- Staff WC: 3.0 sq m (32 sq ft)
- Total Gross Internal Area: 38.03 sq m (409 sq ft)





Farrar & Forbes

ESTATE AGENTS

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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 