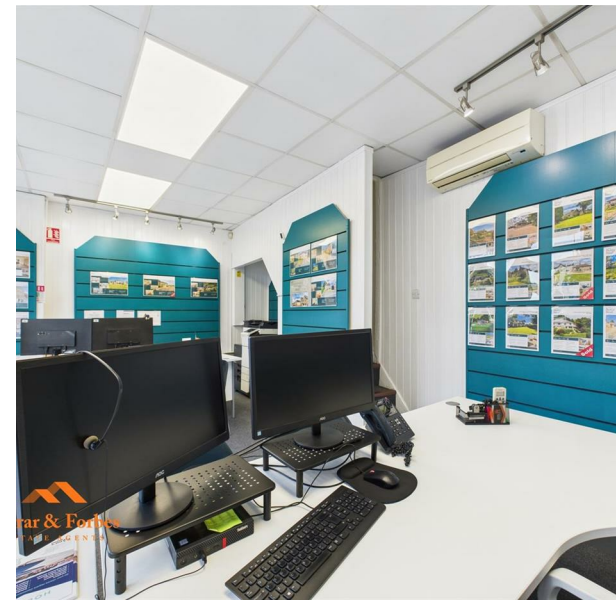
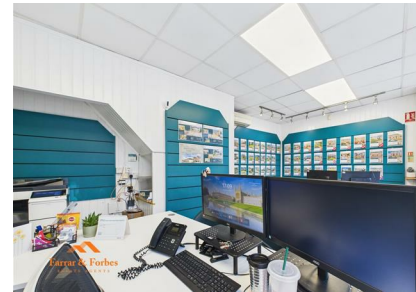
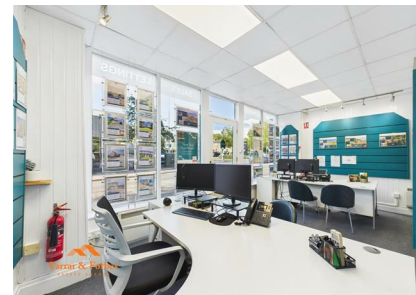


134 Gisburn Road, Barrowford, Nelson, BB9 6HQ  
£14,000 Per annum  
Council Tax Band:





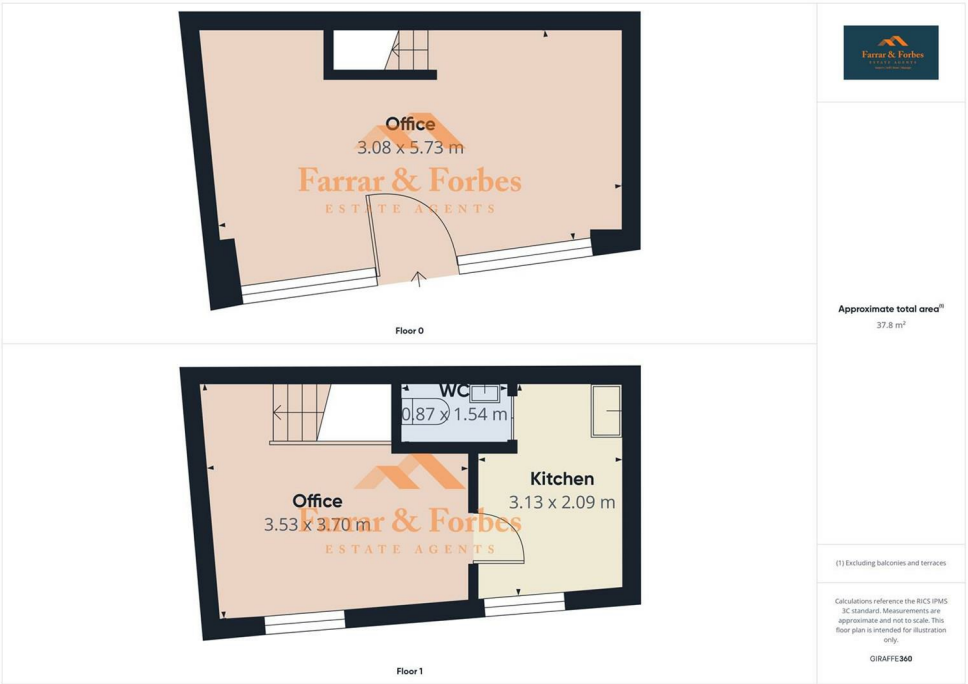
The property is located in the popular village of Barrowford. Barrowford is a bustling retail and leisure destination with several high-end retail and boutique shops, and businesses in the area include the Last Trading Post, Scruples Menswear and a Booths supermarket. Barrowford is a large village, positioned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

A stone-built end parade property with a flat roof and full display window, positioned in Barrowford village. The ground floor offers open plan accommodation with display facilities to the wall and stairs leading to the first floor. This provides an open plan office, kitchenette and separate WC.

ACCOMMODATION

The property measurements according to the VOA website are:

- Ground Floor Sales: 19.7 sq m (212 sq ft)
- First Floor Kitchen and Offices: 15.33 sq m (165 sq ft)
- Staff Toilets: 3.0 sq m (32 sq ft)
- Gross Internal Floor area: 38.03 sq m (409 sq ft)



Source | Sell | Rent | Manage

11a Skelton Street  
Colne  
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