



Retail Investment Opportunity

FOR SALE

**4-6
MARKET STREET
COLNE
LANCASHIRE
BB8 0HR**

1,253 Sq Ft (116.4 Sq M)

- Character landmark building
- Good access to motorway network
- Prominent roadside location
- Heating

Location

The property is located on Market Street offering a prime retail location in the centre of Colne.

Description

A two storey stone built property comprising of ground floor retail area with office and first floor open plan accommodation. The ground floor is currently used as a Cash Converter retail outlet.

Accommodation

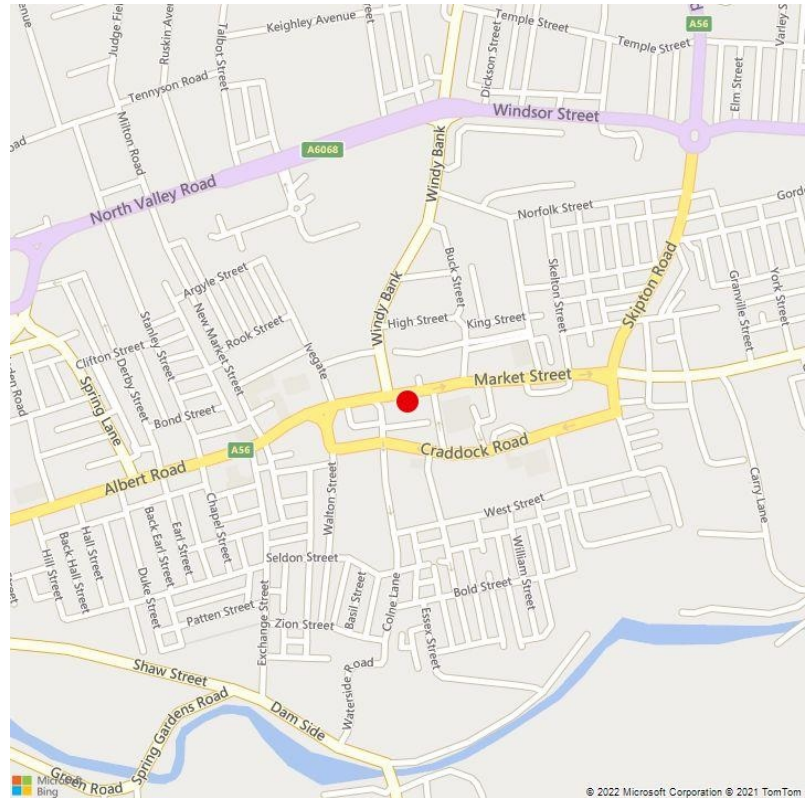
Ground Floor

Retail area 460 sq.ft (42.74 sq.m)

Office with kitchen and WC 155.2 sq.ft (14.42 sq.m)

First Floor 638 sq.ft (59.27 sq.m)

Net internal floor area 1,253.2 sq.ft (116.43 sq.m)



Business Rates

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £7,800 (2018/19).

Additional Information

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.