



Superbly Modernised Retail Premises

TO LET

**27 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0RY**

540 Sq Ft (50.17 Sq M)

- Attractively presented and extensively modernised retail premises.
- Open plan showroom with full display window to Albert Road.
- Storage facilities to the rear.
- Staff WC and kitchen.

Location

The property is prominently situated fronting Albert Road (A59) being the main arterial route into Colne town centre. Access onto the M65 at Junction 14 is within an approximate 5 minute drive. Car parking is available directly in front of the property and on the surrounding streets.

Description

An inner parade property of stone construction comprising of the ground floor. The property was extensively refurbished a few years ago and has traded as a retail shoe outlet for a number of years. Internally the accommodation is generally open plan and there is a separate full display window with security grills. To the rear of the property there is a storage facility, kitchen and WC.

Accommodation

Ground floor

Sales - changing facility 34.52 sq.m 371.57 sq.ft

Stores and kitchen / WC 15.68 sq.m 168.77 sq.ft

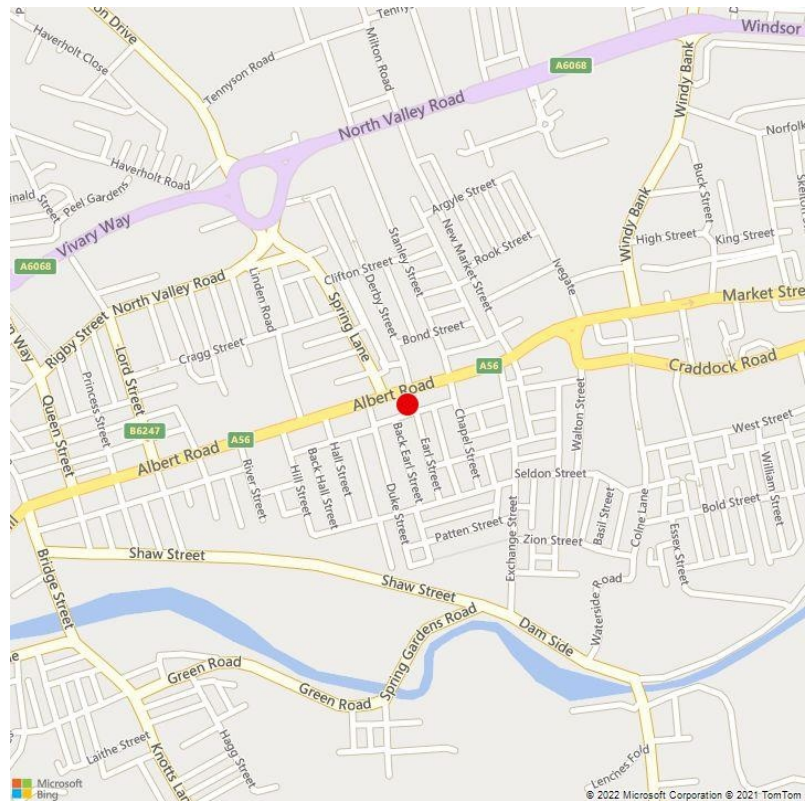
Gross internal sales area 50.20 sq.m 540.34 sq.ft

Services

The property has the benefit of mains electricity and water with common drains to public sewer.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£10,000 per annum

Business Rates

The property benefits from Small Business Rates Relief, interested parties requiring confirmation should contact Pendle Council on 01282 661661

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.