



Part Income Producing Investment. Vacant Refurbished First Floor Ideal Flats or HMO

FOR SALE

**46 - 48 GLEN STREET
COLNE
LANCASHIRE
BB8 9EW**

1,888 Sq Ft (175.4 Sq M)

- Ideal investment opportunity, producing £6,000 pa
- Close to town centre amenities and motorway links.
- Adjacent to North Valley retail park with near by occupiers including Matalan, Aldi, Lidl, KFC and McDonalds
- Refurbished upper floors ideal as letting flats or HMO

Location

The property is situated on Glen Street which is in close proximity to North Valley Road (A6068), the main arterial road between East Lancashire and Yorkshire. The property is also within a short distance from Colne town centre, with North Valley retail park being immediately opposite. The property is within 1 mile of junction 14 of the M65.

Description

A substantial end parade property of stone construction beneath a pitched slate roof. The property comprises of a recently renovated ground floor lock up retail premises, together with separate living accommodation to the first and second floors. The first floor living accommodation is separately accessed off Keighley Avenue and comprises of a fully fitted open plan living kitchen and bathroom and 4 bedrooms on the first floor with 2 further large rooms on the second floor.

Externally there is an additional yard to the rear.

Accommodation

Ground Floor

Retail sales 69.86 sq.m (752 sq.ft)
Stores / WC 13.38 sq.m (143 sq.ft)

First Floor

Room 1 12.42 sq.m (134 sq.ft)
Room 2 7.81 sq.m (84 sq.ft)
Room 3 15.00 sq.m (161 sq.ft)
Room 4 5.99 sq.m (64 sq.ft)
Lounge/Kitchen 19.65 sq.m (211 sq.ft)
Bathroom 4.68 sq.m (50 sq.ft)

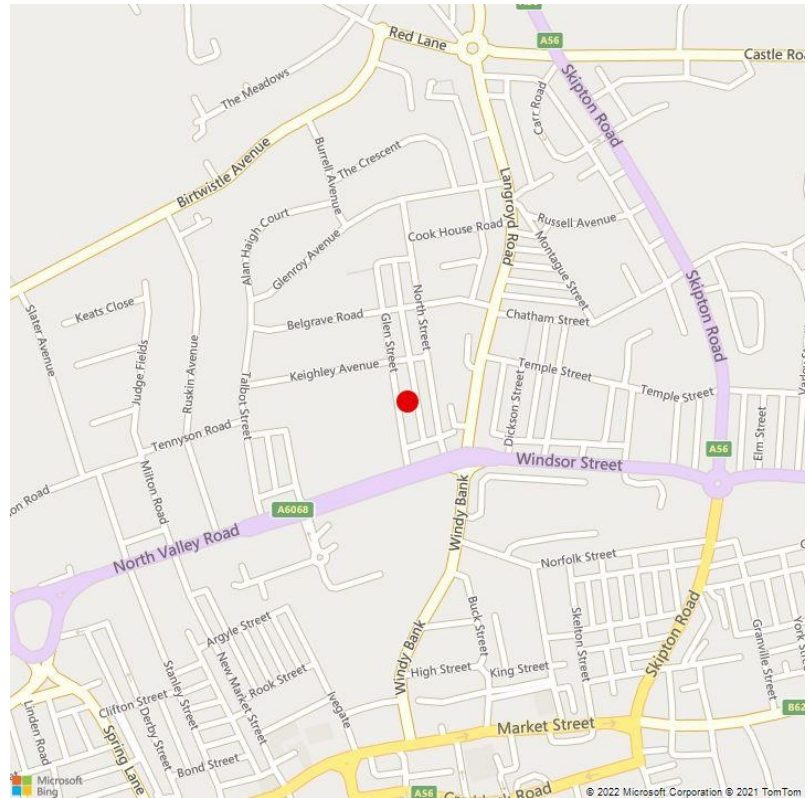
Second Floor

Room 1 4.19 sq.m (134 sq.ft)
Room 2 4.30 sq.m 154 sq.ft

Planning

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

The first and second floors have been extensively refurbished with re-plastering, decoration and upgraded bathroom and fitted kitchen. The accommodation is ideal as flats or for multiple occupation.



Price

£160,000 ONO (one hundred and sixty thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that the ground floor has a Rateable Value of £4800 per annum (2021/22). The upper floors will be assessed in due course.

Services

The property has the benefit of mains electricity, with PAS and each room is separately metered.

Services Responsibility

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



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 Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road 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.

