



Deceptively Spacious Freehold Former Doctors Surgery and Funeral Directors Would Suit A Variety of Uses Subject to Obtaining Necessary Planning Consent

FOR SALE

**4 RICHMOND COURT
COLNE
LANCASHIRE
BB8 9HR**

1,781 Sq Ft (165.45 Sq M)

- Substantial sized freehold property on two floors.
- Good quality internal fit out.
- May suit office, training facility or similar.
- Car parking for 2 vehicles at the rear with a second access point.

Location

The property is situated within Colne town centre with access directly off Richmond Court, an attractive paved area with mature trees. There is a secondary access to the rear of the property which is accessed off the main car park on Market Street. Colne is a popular retail location with a wide range of retail traders including Boots, The Coop and Greggs. Junction 14 of the M65 is an approximate 1 mile drive providing easy access to the national motorway network.

Description

A substantial stone built property with its accommodation arranged over 2 floors.
The property was a few years ago occupied by the NHS and they undertook a substantial refurbishment program converting the accommodation into a range of private rooms. Currently the accommodation on the ground floor comprises of a reception / waiting area, four private offices, a disabled WC facility and utility room, together with a storage facility and separate WC.

The first floor comprises of two good sized offices, one incorporates a kitchenette area.

Externally at the rear of the property there is car parking for at least two vehicles.

Accommodation

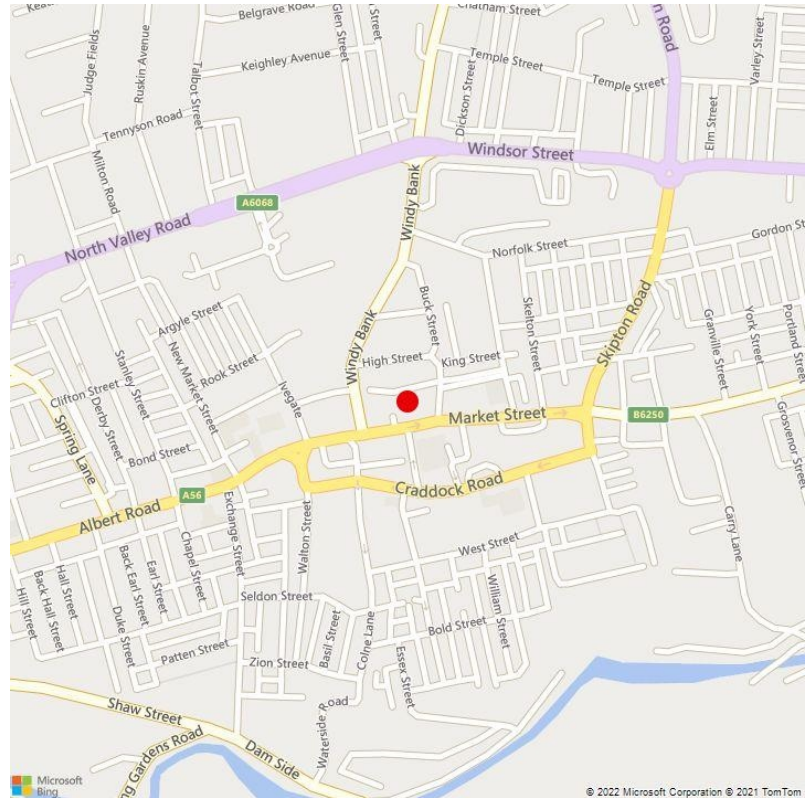
Ground Floor - 1242 sq.ft (115.3 Sq.m)

Reception
Private office
Storage facility

First Floor - 939 sq.ft (50.14 sq.m)
Offices

Planning

The purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661



Price

£295,000 ONO

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,500 per annum (2017/present).

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

Services

The property has the benefit of all mains services including gas fired central heating. the majority of the ceilings are finished with suspended tiles and the accommodation is carpeted throughout. There is a burglar alarm system and an electrically operated security grills to the Richmond Court entrance.

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.

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 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.

