



Extensively Refurbished Warehouse / Light Manufacturing Facility

FOR SALE

**CENTRAL WORKS
COLNE LANE
COLNE
LANCASHIRE
BB8 0EE**

2,725 Sq Ft (253.15 Sq M)

- Extensively remodeled and completely refurbished within the last few years.
- Clear ground floor warehouse/ manufacturing facility with quality office and first floor storage facility.
- Impressive entrance and side loading.
- Located on the edge of Colne town Centre and within approximately 1 mile drive of junction 14 of the M65.
- Ample parking in the immediate surrounding vicinity.

Location

The property is situated on the edge of Colne town Centre accessed just off Cradock Road, close to the Fire Station and Health Care facility. This is an established commercial district with a number of other commercial users close by. The amenities within the town Centre are within walking distance and access to the M65 at junction 14 is approximately 1 mile distant.

Description

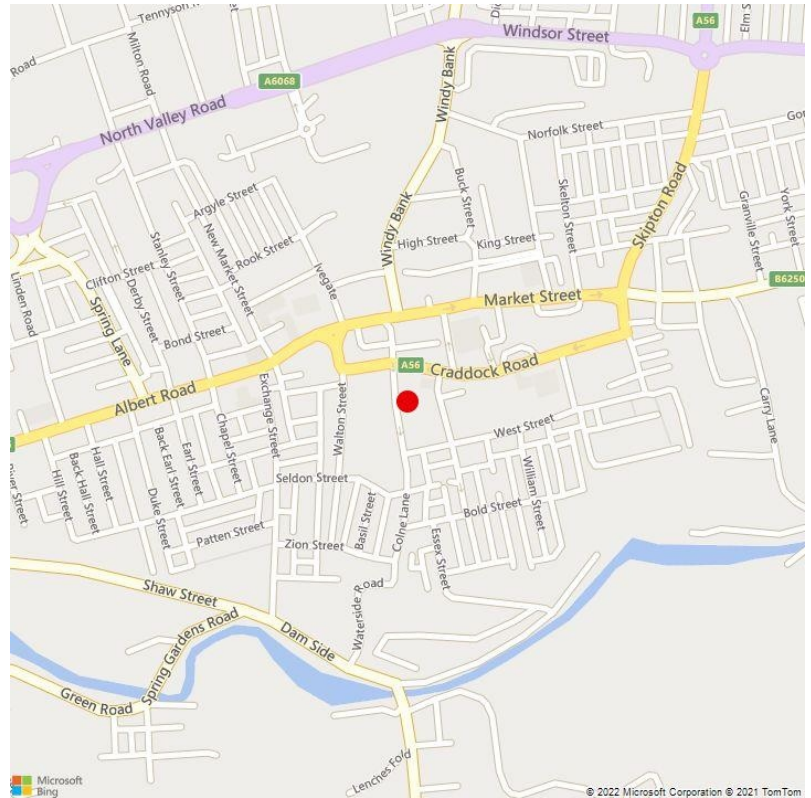
We understand that the property was originally built in 1907 and has an extensive history, previously being one of the first if not the first cinema's in Europe. The existing owners bought and extensively refurbished the property a few years ago which included re-roofing, re-wiring, re-plumbing, the installation of gas fired central heating, re-design of the accommodation to include two private offices and stores together with a separate kitchen and male and female WC facilities. There is additional storage above the offices. The whole of the accommodation is finished to a high standard with carpets throughout and quality decoration. Access into the workshop is via a roller shutter door from the side of the property and a concrete access route. Parking is available opposite and in the surrounding area.

Accommodation

Light Manufacturing / Warehouse 1295.2 sq.m
Office / Reception, WCs etc 68.67 sq.m
First floor storage 54.88 sq.m

Planning

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



Price

£350,000 (three hundred and fifty thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,000 per annum (1st April 2017 to present).

The premises also benefit from Small Business Rates Relief, and at present no rates are payable.

Services

The property has the benefit of all mains services together with the additional benefit of gas fired central heating to the office and kitchen area. There are electrically operated roller shutter door and feature lighting within the manufacturing facility.

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.

