



Ground Floor Retail / Offices

TO LET

**14 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0AA**

669 Sq Ft (62.15 Sq M)

- Prominently situated retail / office premises on the main thoroughfare into Colne.
- New shop front fitted in the last couple of years.
- Addition storage accommodation to the rear and lower ground floor.
- Accommodation has gas central heating, and car parking space to the rear.

Location

The property is prominently situated on Albert Road (A56) the main arterial route leading into Colne town centre. Other occupants in the vicinity include estate agents, sandwich shop, convenience store and a range of other specialist traders. Colne is conveniently located with access to the M65 at junction 14 within approximately 1 mile.

Description

An inner parade property that has the benefit of a substantial sales area with full display frontage to Albert road. There is a suspended ceiling, laminated floors, gas central heating and the property has been used for many years as retail outlet.

In addition there is a rear sales area with laminate floor.

The lower ground floor comprises ideal storage accommodation together with WC and wash hand basin and also benefit of a kitchen area incorporating a wall and under sink cupboard and fridge storage.

The property is in excellent decorative order and lends itself to a wide variety of retain uses.

Accommodation

Ground Floor

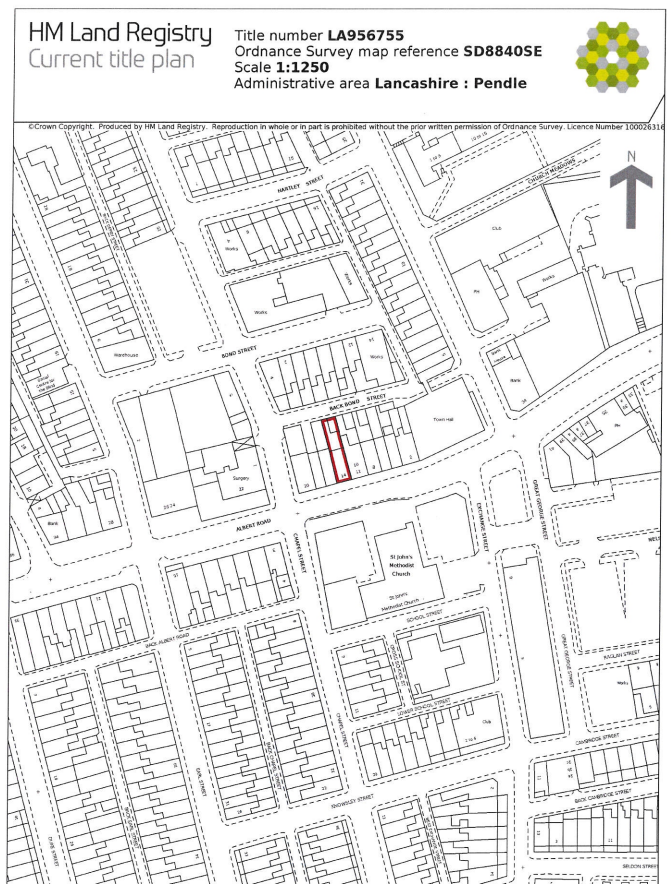
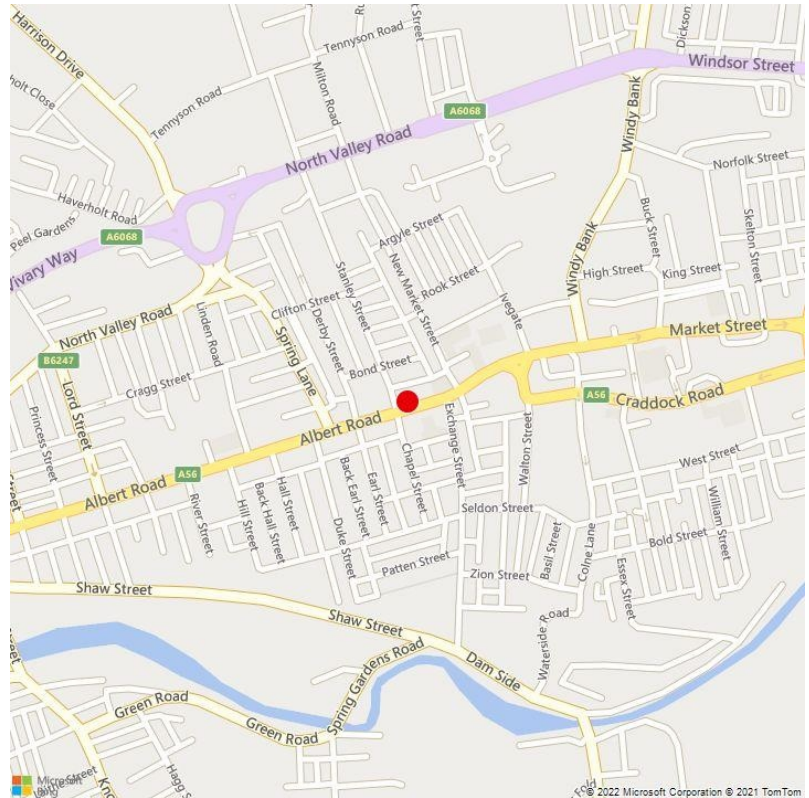
Sales 29.74 sq.m 320.11 sq.ft

Rear sales 12.13 sq.m 130.56 sq.ft

Lower ground floor 20.36 sqm 219.15 sq.ft

Planning

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



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 18 May 2021 at 15:17:35. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Price

£650 pcm in addition the tenant will pay for 50% cost of Gas and Electricity

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4650 per annum (2017/to 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 gas fired central heating that is shared with the self contained tenanted accommodation on the first floor. The cost of the gas and electricity is split equally between the two floors on a monthly basis. The property is burglar alarmed.

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.

Terms

The property is available by way of a new lease for a term to be agreed.



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.

