



Showroom / Sales Premises

TO LET

**40A SKIPTON ROAD
COLNE
LANCASHIRE
BB8 0NH**

1,381 Sq Ft (128.29 Sq M)

- Recently extensively refurbished open plan showroom.
- Newly fitted kitchen, office and WC.
- Basement storage.
- Double door roller shutter security access to the side.

Location

The property is situated with a prominent frontage to Skipton Road close to its junction with North Valley Road. The property is adjacent to the David Fishwick Motor Dealership and within an approximate five minute drive of Junction 14 of the M65.

Description

A single storey building that has recently been extensively refurbished. The accommodation is open plan off which is a fitted kitchen including base and wall units together with separate Ladies and Gents WC facilities. There is a private office and access to a basement which is ideal for storage. The property has UPVC double glazing to the majority of the windows. Car parking is available directly in front and in the surrounding streets.

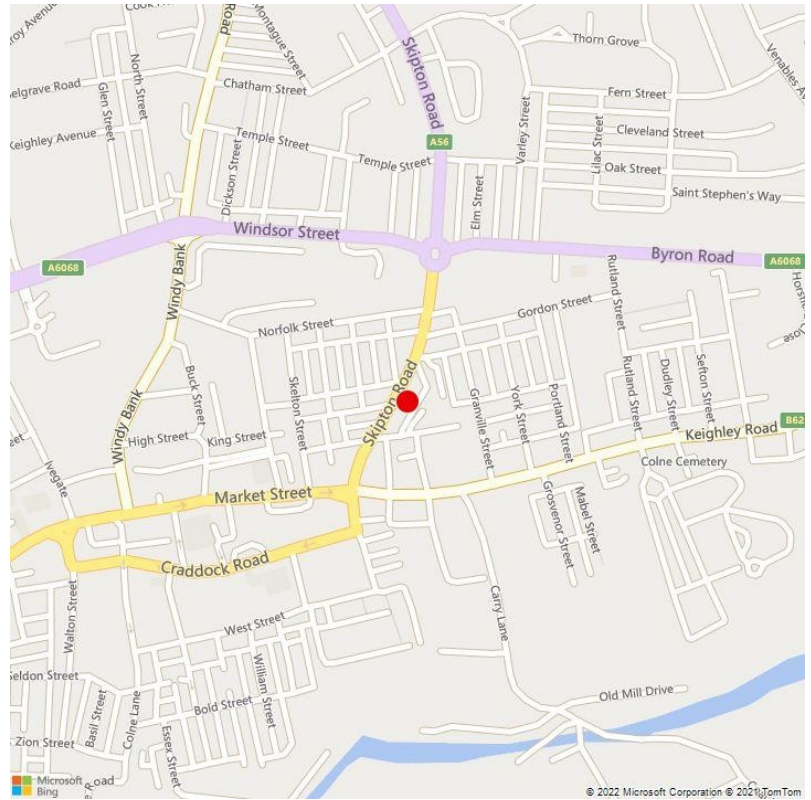
Accommodation

Ground floor sales 106.38 sq.m 1145 sq.ft
Basement storage 21.97 sq.m 263 sq.ft

Gross internal area 128.35 sq.m 1408 sq.ft

Planning

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



Price

£12,000 pa (twelve thousand pounds).

Business Rates

To be assessed.

Services

The property has the benefit of all mains services including gas fired central heating.

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 negotiated



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

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.

