



Workshop With Re-development Potential

FOR SALE

**SWANFIELD WORKS
CLARENCE STREET
COLNE
LANCASHIRE
BB8 0PP**

7,693 Sq Ft (714.68 Sq M)

- Detached commercial property in need of upgrading with potential for re-development.
- Pleasant and popular residential location with rural views to the rear.
- Redevelopment and change of use would require planning consent.
- Vacant possession available.

Location

The property is situated on the outskirts of Colne town centre, close the cricket field and just off Keighley Road (B6250) the main arterial route leading into Colne. Access onto the M65 at junction 14 is approximately 1 mile distance.

Description

The property is a detached commercial building that comprises of a series of interconnected buildings of brick and blockwork construction incorporating roof lights.

The front elevation is part rendered and partly clad with profile sheeting.

There is a three storey adjoining office building with lower ground floor storage and office kitchen and WC facilities on the ground and first floors.

The property is in need of some upgrading although it has recently been completely re-wired in terms of lighting and power.

Accommodation

Workshop / Stores 639.45 sq.m (6883 sq.ft)

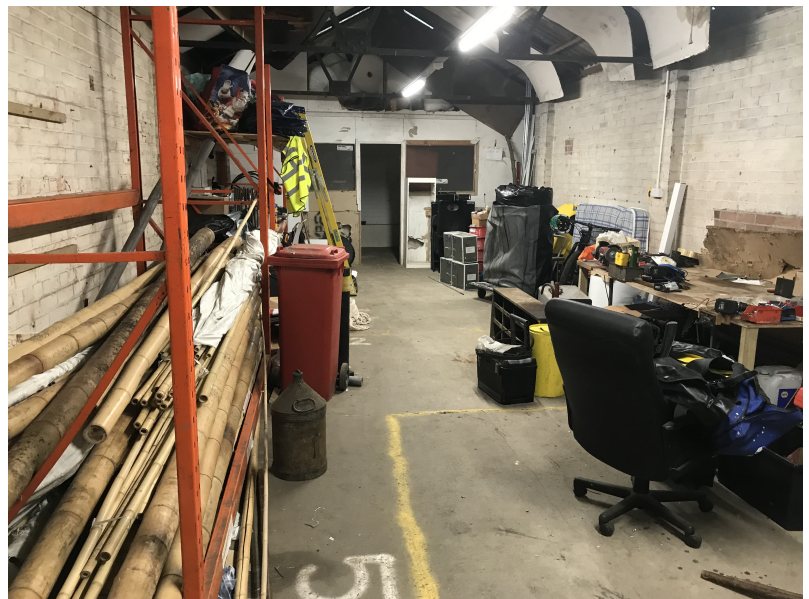
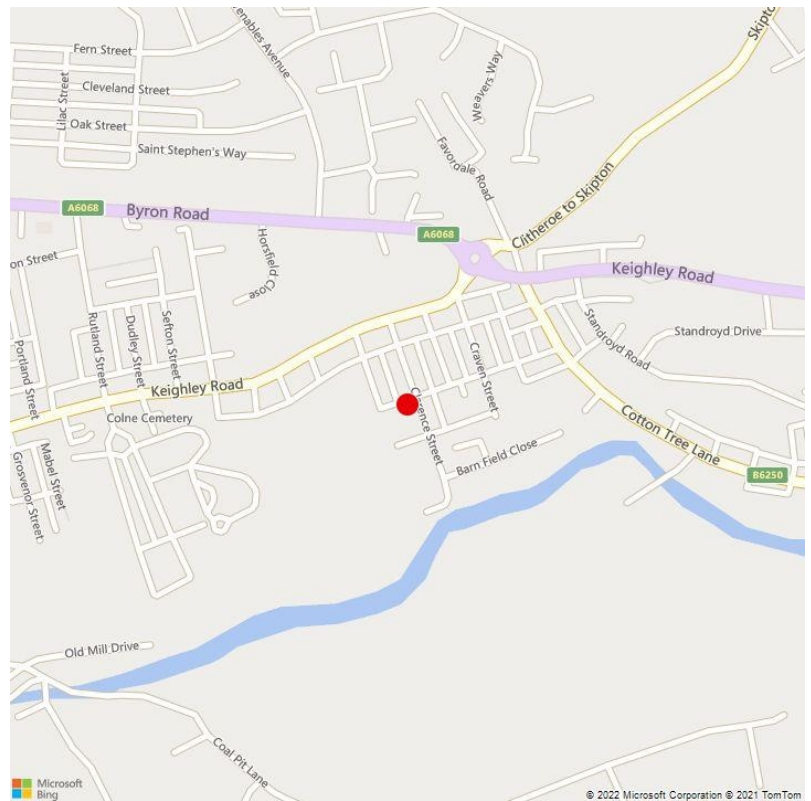
First floor offices 38.09 sq.m (9410 sq.ft)

Lower ground floor stores 38.09 sq.m (9410 sq.ft)

GIA 714.69 sq.m (7693 sq.ft)

Planning

The property has been used for manufacturing and storage for several years. Parties interested in alternate uses should contact Pendle Borough Council direct on 01282 661661



Price

£265,000 (two hundred and sixty-five thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,750 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 all mains services including gas, water and electricity.

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.

