



Detached Commercial Workshop With Yard

FOR SALE

**NORTH VALLEY MOTORS
FOUNTAIN WORKS
BURNLEY ROAD
COLNE
LANCASHIRE
BB8 8LF**

4,980 Sq Ft (462.64 Sq M)

- Located on Burnley Road (A56) approximately 1/2 a mile from junction 14 of the M65.
- Self contained property adjacent to Burnley Road with separate income producing potential.
- Workshop accommodation to the rear with self contained and enclosed yard.
- Accessed at the rear of the Esso Petrol Station.

Location

The property is situated on Burnley Road (A56) adjacent to the Esso petrol filling station, and within 100 meters of a Skoda dealership and 1/2 mile from junction 14 of the M65 motorway network.

Description

The property comprises of two buildings. Fronting Burnley Road and originally forming offices in connection with the workshop to the rear is a self contained retail outlet. It is single storey and the majority of the accommodation is open plan with WC facility to one corner. Access is directly off Burnley Road and there is a small forecourt fronting the property.

To the rear with access from the petrol station forecourt adjacent, there is a self contained commercial building comprising of three adjoining properties that have been integrated over the years.

The main workshop has the benefit of a pedestrian entrance with private office and waiting room. The workshop is generally open plan and is accessed from a roller shutter door from the adjoining yard. Connected are two other single storey buildings that have been used for storage in the past.

Included within the accommodation is a staff canteen and WC facilities. The buildings are a mixture of stone and brick construction with original truss roofs and some re-clad with profile Steel sheeting.

Accommodation

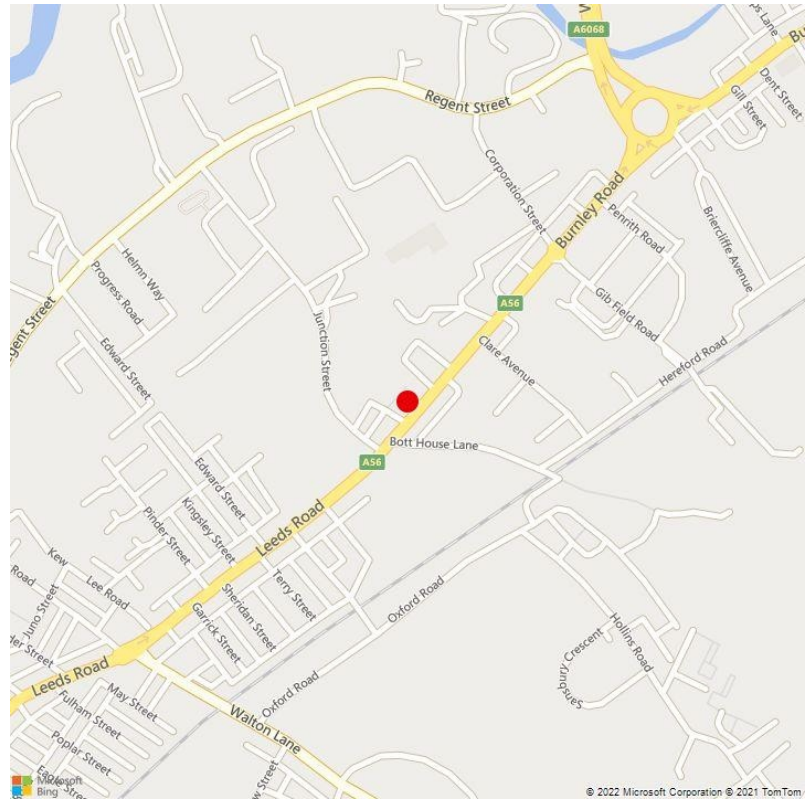
Self contained outlet (adjacent to Burnley Road) 31.62 sq.m
Office and workshop accommodation 431.05 sq.m

Gross internal area 462.67 sq.m (4980 sq.ft)

Planning

The property has been used in association with motor vehicle repairs however the vendor has placed a covenant on the property that it cannot be used for motor vehicle repair workshop.

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 (two hundred and ninety-five thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,600 per annum (2021/22). The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

Services

The workshop has the benefit of gas central heating to the offices and canteen. There are mains supplies of electricity and water

Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

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.

