



Attractive Predominantly Open Plan Retail / Office Premises

TO LET

**34 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0AB**

871 Sq Ft (80.92 Sq M)

- Attractively presented showroom in main road position.
- Additional storage facility to the basement.
- Parking available on the streets adjacent.
- Access to the M65 junction 14 in approximately a 5 minute drive.

Location

The property is prominently situated fronting Albert Road (A59) being the main arterial route into Colne town centre. Access onto the M65 at junction 14 is within approximately a five minute drive. Car parking is available directly adjacent to the property and on the surrounding streets.

Description

An end parade property with a feature marble frontage having its accommodation arranged on the ground floor and basement. The property has been used as a kitchen showroom for many years and has recently been vacated. The retail sales area is generally open plan with feature lighting and a full height and width display window. To the rear of the shop there is an office, kitchen with base and wall units, separate WC and storage. There is a large double basement with a goods hoist. The property has recently been redecorated and is attractively presented.

Accommodation

Ground floor

Sales 26.51 sq.m (285 sq.ft)

Private office 11.24 sq.m (121 sq.ft)

Kitchen 4.18 sq.m (45 sq.ft)

Cellar

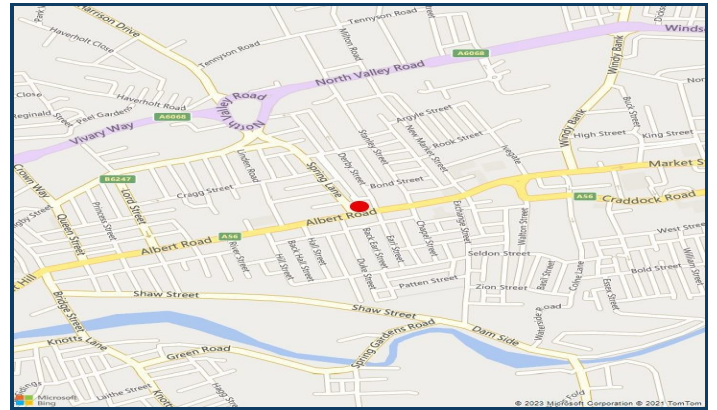
Room 1 20.34 sq.m (219 sq.ft)

Room 2 16.87 sq.m (181 sq.ft)

Net internal floor area 80.92 sq.m (871 sq.ft)

Planning

The property has been used as a kitchen showroom for many years, however it is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.



Price

Rent £150 per week

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £6,600 per annum (2023/24).

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 electricity and water with drainage to public sewer.

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, ideally 3 years.



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

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