



Spacious Two Storey Retail Premises

TO LET

**23 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0RY**

1,124 Sq Ft (104.42 Sq M)

- Prominently situated retail property on the main thoroughfare leading into Colne town centre.
- Full display window and tastefully appointed retail sales area.
- The accommodation has gas fired central heating and parking is available directly in front of the premises.
- Access onto the M65 is within approximately a 5 minute drive at junction 14.

Location

The property is prominently situated on Albert Road (A56), the main arterial road into Colne town centre. Other occupants in the vicinity include Estate Agents, Hairdressers, Building Society and specialist retail outlets. Colne is conveniently located for access onto the M65 at junction 14, which is in approximately with one mile of the property.

Description

The property comprises of a two storey inner parade retail property that has the benefit of attic storage and a good sized rear yard with additional secure storage facility.

The retail accommodation is split level to the rear of which there is a staircase leading to the first floor that provides and office / storage facility, fitted kitchen with attic Storage. There is a basement to the front portion of the premises. The property has a full display window, suspended ceiling and central heating.

Externally there is an enclosed rear yard.

Accommodation

Ground floor
Sales 516 sq.ft (47.93 sq.m)
Rear Storage 14 sq.ft (1.3 sq.m)

First floor
Fitted Kitchen 49 sq.ft (4.99 sq.m)
Store room 103 sq.ft (9.57 sq.m)
Office 183 sq.ft (17.1 sq.m)

Attic Storage 259 sq.ft (24.06 sq.m)

Cellar 229 sq.ft (21.28 sq.m)

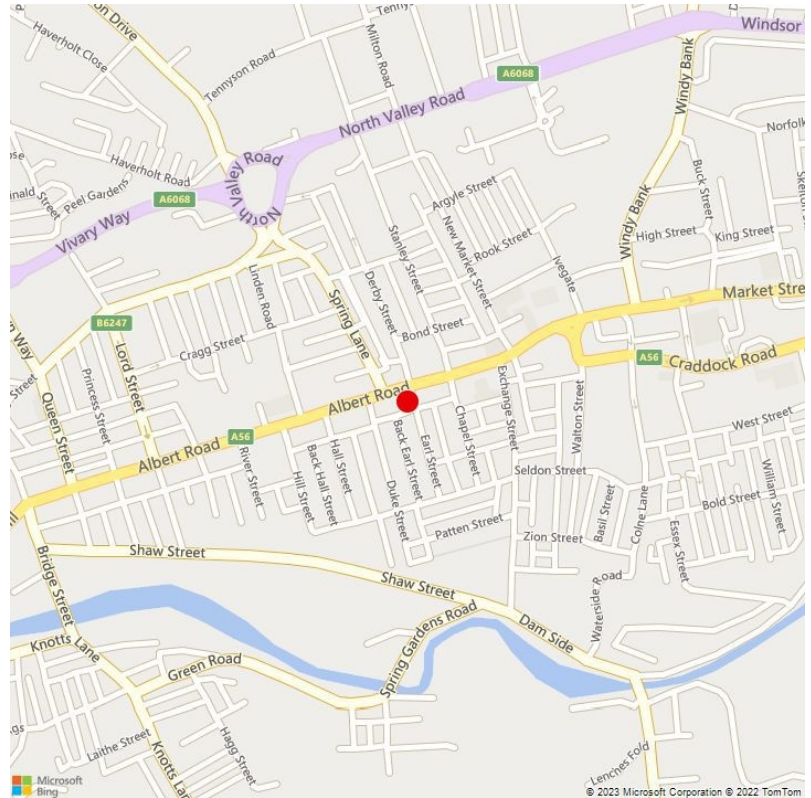
Outside store 129 sq.ft (12 sq.m)

Services

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



Planning

The prospective tenant 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

Rent £7950 pa

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,200 per annum (2017/23).

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

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 Commercial
Empire Business Centre,
2 Empire Way,
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.