



Immaculately presented ground floor retail premises.

FOR SALE

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

540 Sq Ft (50.17 Sq M)

- Refurbished retail accommodation.
- Open plan showroom with canopied display window fronting Albert Road.
- Excellent investment opportunity ideal for SIPP or SASS purposes.
- Prominent main road location with plenty of passing traffic.
- Storage facilities to the rear.

Location

The property is prominently situated fronting Albert Road (A59) being the main arterial route into Colne town centre. Highly visible from Albert Road, the property benefits from a good level of passing traffic and parking is available immediately to the front.

Description

An inner parade property of stone construction comprising ground floor retail accommodation. The property has undergone an extensive refurbishment in recent years and is ideally suited for retail, office or hair and beauty use.

Internally the accommodation is generally open plan and benefits from a canopied display window fronting Albert Road with internal security grills. To the rear of the property is a useful store room, kitchenette and WC facilities

Accommodation

Ground floor

Sales - changing facility 34.52 sq.m 371.57 sq.ft

Stores and kitchen / WC 15.68 sq.m 168.77 sq.ft

Gross internal sales area 50.20 sq.m 540.34 sq.ft



Planning

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

Price

£99,950 (ninety nine thousand nine hundred and fifty pounds)

Business Rates

The property benefits from Small Business Rates Relief, interested parties requiring confirmation should contact Pendle Council on 01282 661661

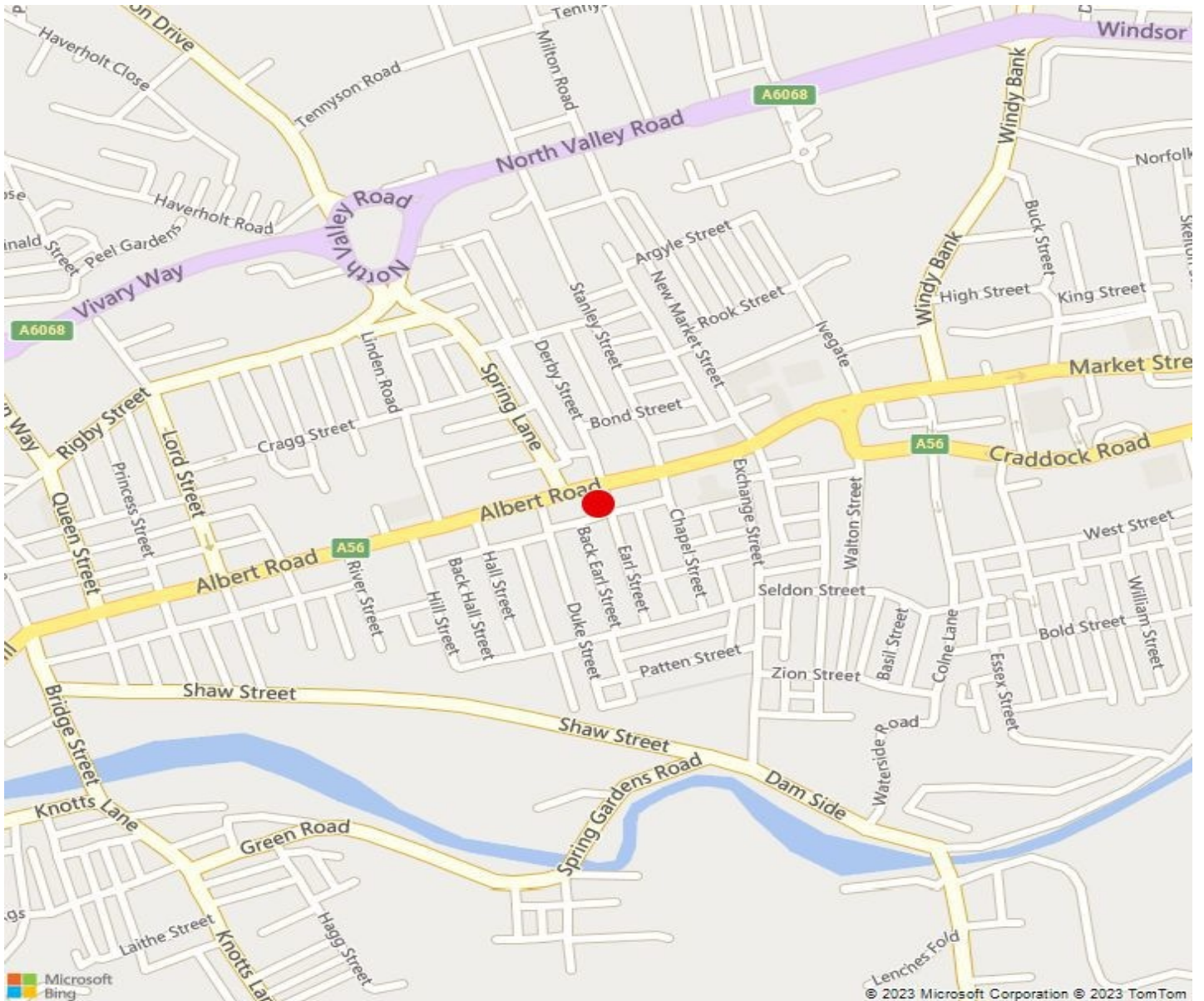
Services

The property has the benefit of mains electricity and water with common drains 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.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

