



Pharmacy Investment Premises

FOR SALE

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

1,354 Sq Ft (125.79 Sq M)

- Prominent Retail Investment let to a long established Pharmacy.
- Let by way of a 10 year Full Repairing and Insuring Lease at a current passing rent of £12,000 per annum with rent review at year 5.
- Prime town centre location on busy main road.
- Ideal investment opportunity suitable for a SIPP or SSAS.
- On street parking immediately in front and rear parking space.

Location

The property is located on Albert Road (A56), the main arterial route into the town centre of Colne. Conveniently located within a short drive from junction 14 of the M65 motorway, the property occupies a prominent roadside position, benefitting from a high level of passing traffic.

Other established occupiers in the immediate area include Estate Agents, Solicitors, Accountants and various independent retailers.

Description

A spacious, mid parade, stone built property occupied as a Pharmacy for a number of years. The accommodation is arranged over three floors and comprises to the ground floor, a sales area, dispensary room, consultation room, and a single storey extension to the rear which is split into two store rooms. The first floor comprises a staff room, kitchen, store room and bathroom. There is also a cellar providing useful additional storage.

Internally the accommodation is well presented, benefitting from modern suspended ceilings, LED lighting, dual air conditioning and gas fired central heating.

The property is let to L. Rowland & Company (Retail) Limited T/A Rowlands Pharmacy by way of a 10 year Full Repairing and Insuring Lease with effect from 23rd Nov 2022 at a current passing rent of £12,000 per annum. The lease incorporates a rent review (RPI linked) at the expiration of year 5 and a Tenant break clause on 18th July 2025 and the 15th July 2029.

Accommodation

Ground Floor

Pharmacy sales /

Consultation room 35.26 sq.m 379.53 sq.ft

Dispensary room 13.09 sq.m 140.9 sq.ft

Store room 1 10.23 sq.m 110.11 sq.ft

Store room 2 5.1 sq.m 54.89 sq.ft

First Floor

Kitchen 11.7 sq.m 125.93 sq.ft

Staff Room 11.19 sq.m 120.44 sq.ft

Store Room 7.54 sq.m 81.16 sq.ft

Bathroom 10.44 sq.m 112.37 sq.ft

Landing 4.4 sq.m 47.36 sq.ft

Lower Ground Floor

Cellar 16.85 sq.m 181.37 sq.ft

GIA: 125.8 sq.m 1,354.11 sq.ft



Price
£180,000

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,500 per annum (2023/24).

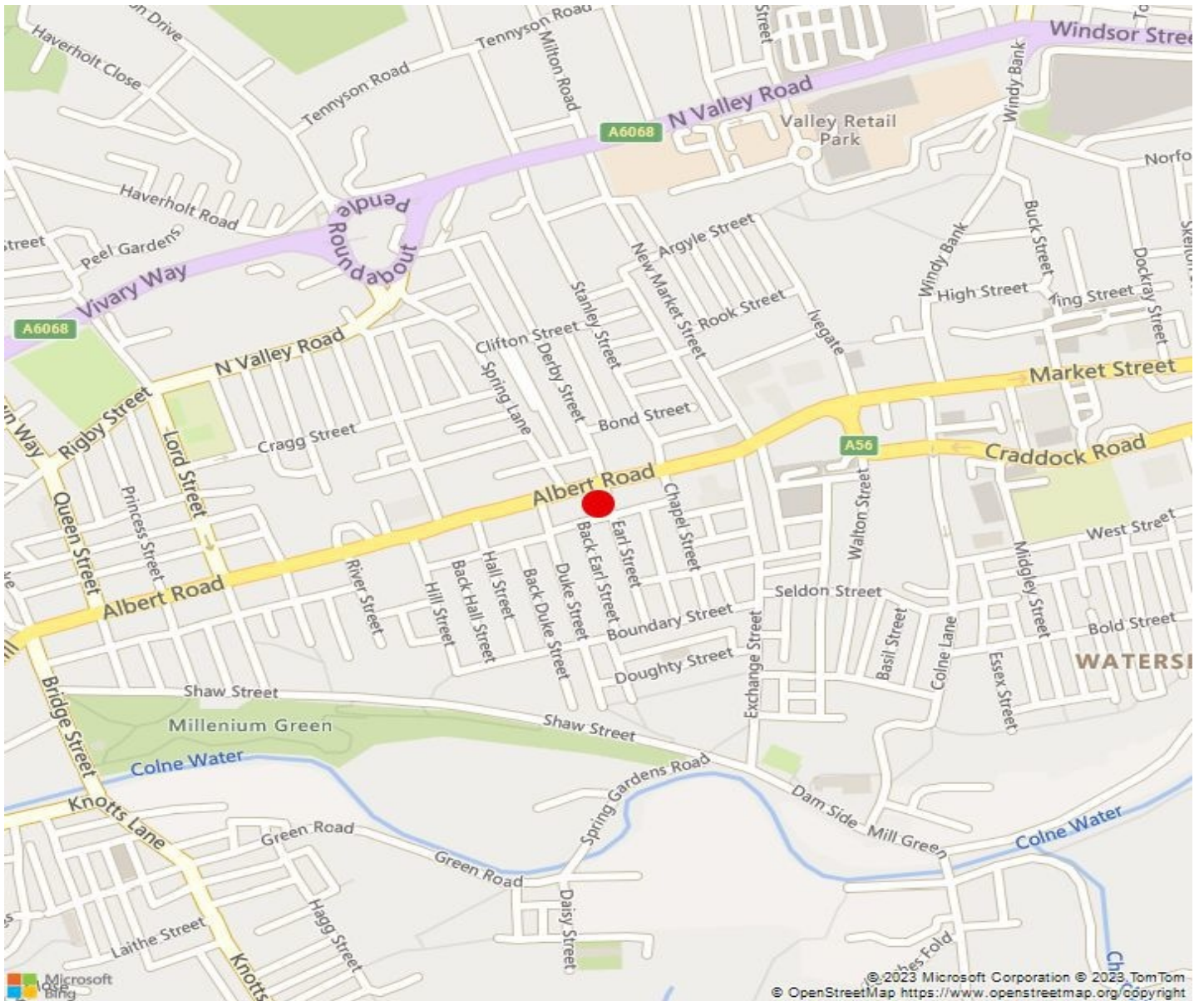
Services

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

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

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

