



Highly Prominent Roadside Retail Premises

TO LET

**210 COLNE ROAD
BURNLEY
LANCASHIRE
BB10 1DY**

1,106.21 Sq Ft (102.77 Sq M)

- Busy main road location with parking immediately adjacent.
- Former sandwich shop ideal for café or dinner use.
- High level of passing traffic and close to Burnley town centre.
- 100% Small Business Rates Relief available to eligible tenants.
- Available for immediate occupation.

Location

The property is located on Colne Road (A682), in a highly prominent roadside position on the outskirts of Burnley town centre. Colne Road benefits from a high level of passing traffic and the property is located directly opposite to Liddle, Home Bargains and close to a number of independent retailers and fast food operators.

Description

A spacious three storey, stone built property occupying a prime roadside position on Colne Road, Burnley. The property has been occupied for a number of years as a sandwich bar and comprises to the ground floor a sales area and kitchen / preparation area. The first floor comprises a large open plan storeroom and there is an additional storeroom and WC to the lower ground floor, which benefits from loading doors accessed to the rear of the property.

Ideally suited to sandwich shop, delicatessen or café use, the property may also be suitable for a variety of retail and office uses and is available for immediate occupation.

Accommodation

Ground Floor

Ground floor sale area - 19.22 sq.m 206.88 sq.ft

Kitchen - 17.05 sq.m 183.52 sq.ft

First Floor

Storeroom - 39.24 sq.m 422.37 sq.ft

Lower Ground Floor

Storeroom / WC - 22.26 sq.m 293.42 sq.ft

GIA 102.77 sq.m - 1,106.21 sq.ft



Planning

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

Rent

Rent £800 pcm (eight hundred pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,850 per annum (2024/25).

The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Burnley Council on 01282 425011 to confirm.

Services

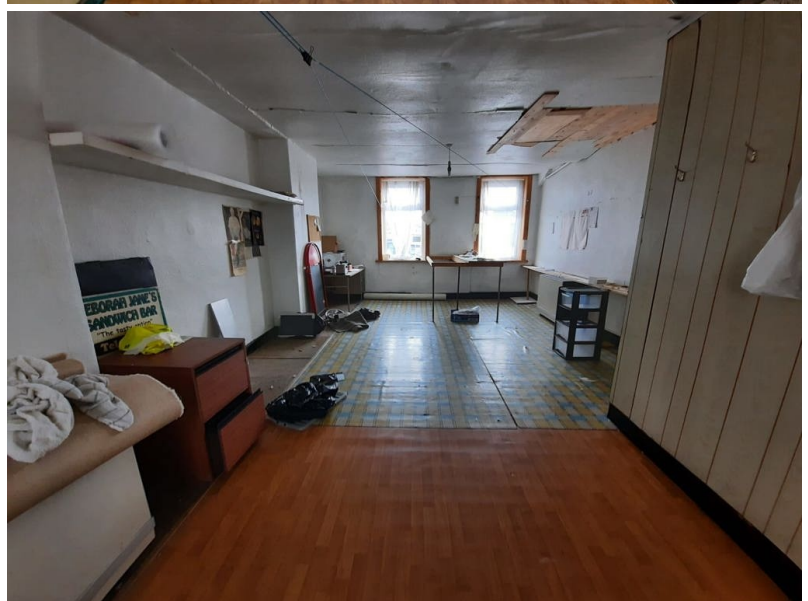
The property has the benefit of all mains services including gas, water and electricity.

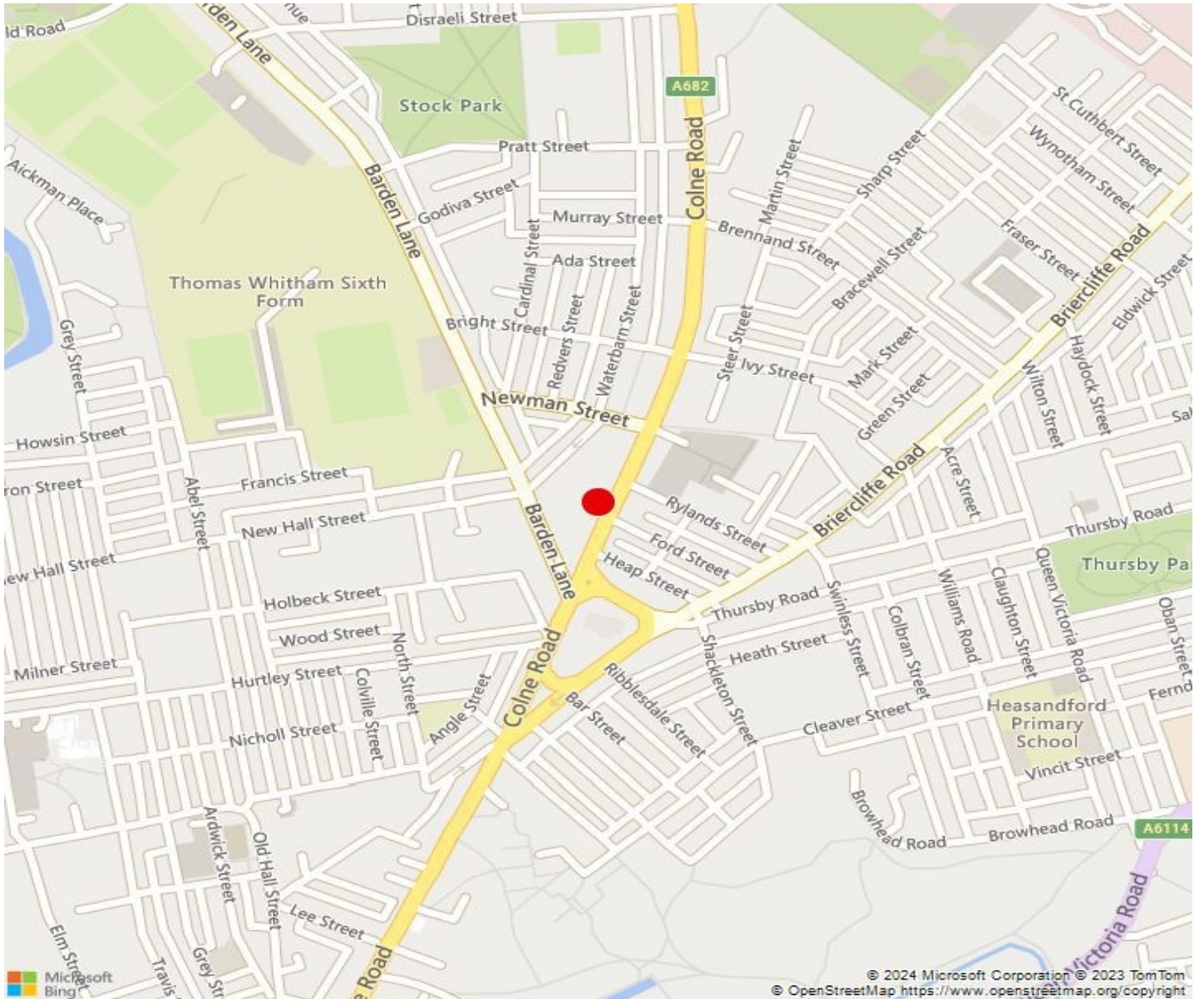
Services Responsibility

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 full repairing and insuring lease for a term to be agreed.





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.

