



Refurbished Two Storey Retail Premises in Prime Roadside Location.

TO LET

**13 KEIGHLEY ROAD
COLNE
LANCASHIRE
BB8 0LP**

1,227 Sq Ft (113.99 Sq M)

- Deceptively spacious 2 storey property, ideal for hair and beauty, retail or office use.
- Refurbished accommodation in excellent decorative order.
- Attractive newly painted shop front with return frontage to Keighley Road.
- Large open plan sales area with laminate wood flooring and feature stone fireplace.
- Conveniently located close to Colne Town Centre.

Location

The property is situated in a prime roadside position on Keighley Road, close to its junction with Skipton Road (A56), which is within a short distance from Colne town centre and approximately 1 mile from junction 14 of the M65 motorway network.

Other established businesses in the nearby vicinity include Tesco Express, Colne Market, the Co-operative, Boots Opticians and Althams Travel.

Description

A deceptively spacious, two storey retail premises occupying a prominent roadside position with a return frontage to Keighley Road. Internally, to the ground floor the accommodation comprises a large open plan sales area with laminate wood flooring a feature stone fireplace and benefiting from excellent natural light. To the rear is a treatment room/ office and a WC.

The lower ground floor comprises an additional treatment room, kitchenette and two large store rooms.

Previously occupied for a number of years as a beauticians, the property is ideally suited to hair and beauty / aesthetic businesses and would also suit various retail and office uses.

Accommodation

Ground Floor

Sales 42.06 sq.m - 452.73 sq.ft

Treatment room / office 7.56 sq.m - 81.37 sq.ft

WC 2.86 sqm - 30.78 sq.ft

Vestibule 2.18 sq.m - 23.46 sq.ft

Lower Ground Floor

Treatment room 5.75 sq.m - 61.89 sq.ft

Kitchenette 10.18 sq.m - 109.57 sq.ft

Front store room 25.57 sq.m - 275.23 sq.ft

Rear store room 12.54 sq.m - 134.98 sq.ft

Hallway 4.15 sq.m 44.67 sq.ft

GIA 112.85 sq.m - 1,214.71 sq.ft



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

Rent

Rent £850 pcm

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,750 per annum (2024/25).

The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Pendle Borough Council on 01282 661661 to confirm

Services

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

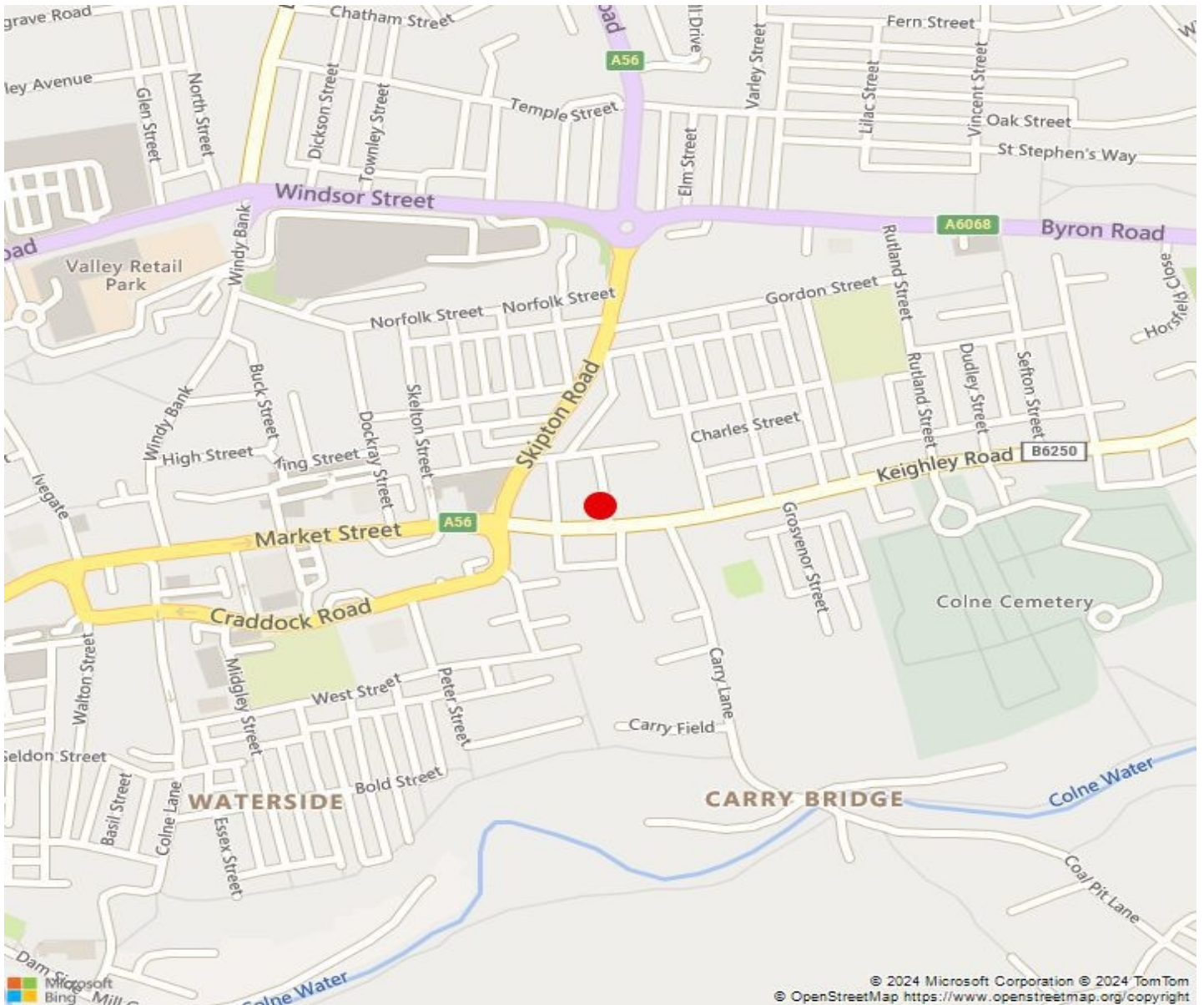
Services Responsibility

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 effective 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.

