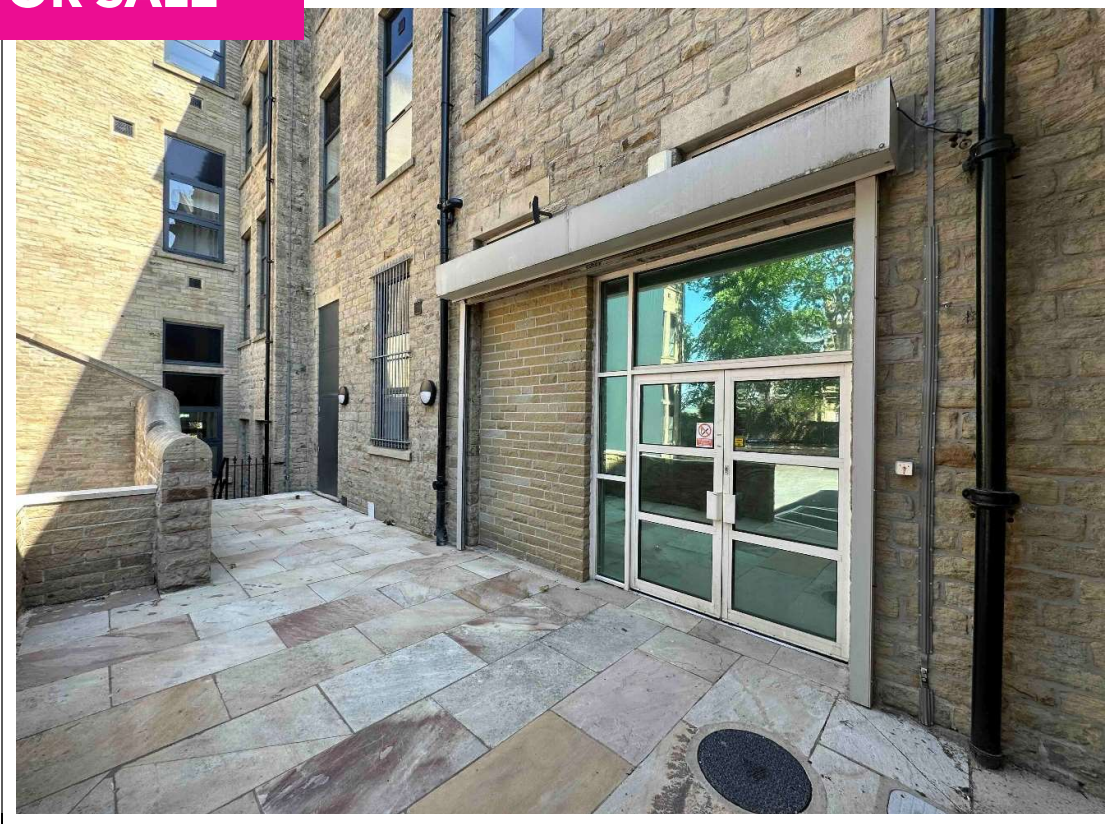









FOR SALE



A quality, newly renovated office space, in a popular town centre location.

Unit 1 Linden House, 49 Albert Road, Colne, Lancashire, BB8 0BP

-  Premises extending to approximately 1,600 sq ft.
-  Town centre location with car parking for up to 5 cars.
-  Secure gated area with electronic roller shutter door.
-  Ideal for solicitors, accountants, financial advisors or other professional businesses
-  Newly refurbished open plan office space close to the M65 motorway
-  Immaculate premises now available for immediate occupation
-  Suspended ceilings with LED lighting, new carpets, modern kitchen and male and female toilets

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Linden Road within the newly converted Linden House in the popular market town of Colne in the borough of Pendle.

The property is positioned to the side of the Edwardian built Colne Municipal Hall in a main road position, close to various other national and local retailers.

Colne has a population of approximately 18,800 residents and is in the borough of Pendle, approximately 10 miles from the towns of Burnley and Skipton.

Description

Linden House is located in a former business centre in a prominent location on Colne High Street, and can be found to the side of the Edwardian built Colne Municipal Hall.

The property offers a secure gated entrance and electronic roller shutter door, and has been fully refurbished throughout to a very high standard giving the prospective new owner a fantastic open plan office space, with a private board room/meeting room.

The accommodation has been comprehensively refurbished with suspended ceilings, LED lighting, modern male and female toilets and a modern fitted kitchen. The property also has the benefit of two generously sized private W/C's with disabled access, and a fitted kitchen.

The exterior offers a communal patio break out area and dedicated parking facilities to house up to 5 cars.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Reception / Entrance	20.8 x 10.3	214.2	19.9
Kitchen area	11.4 x 7.8	88.9	8.3
Internal Office / Meeting Room	20.8 x 10.6	220.5	20.5
Main Office Space	36.8 x 29.3	1,078.2	100.1
GIA		1'601.9	158.8

Price

Offers in the region of £185,000

Vat

Whiteacres have been informed that the purchase price is subject to VAT, however this information must be checked and verified by the purchaser and their solicitor prior to making a legal commitment.

Business Rates

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Pendle Borough Council on 01282 661661 to confirm further details.

Services

We understand the property has the benefit of all mains services.

Outgoings

In addition to the rent and any business rates liability, the ingoing tenants are to be responsible for all the services connected to the property including water rates, together with any estate service charges and buildings insurance, which is approximatley £1585 per annum.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

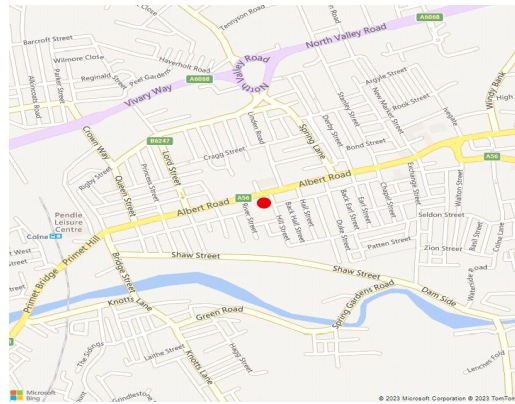
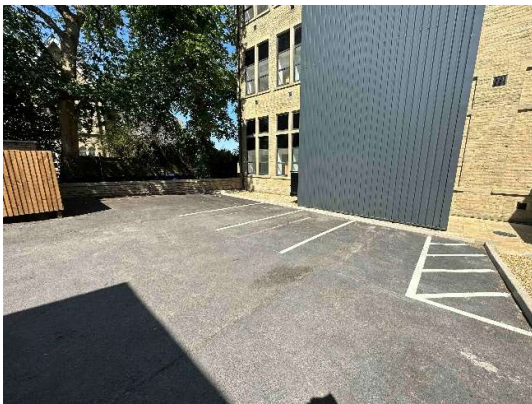
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church Street, 10 Church Street, Padiham, BB12 8HG



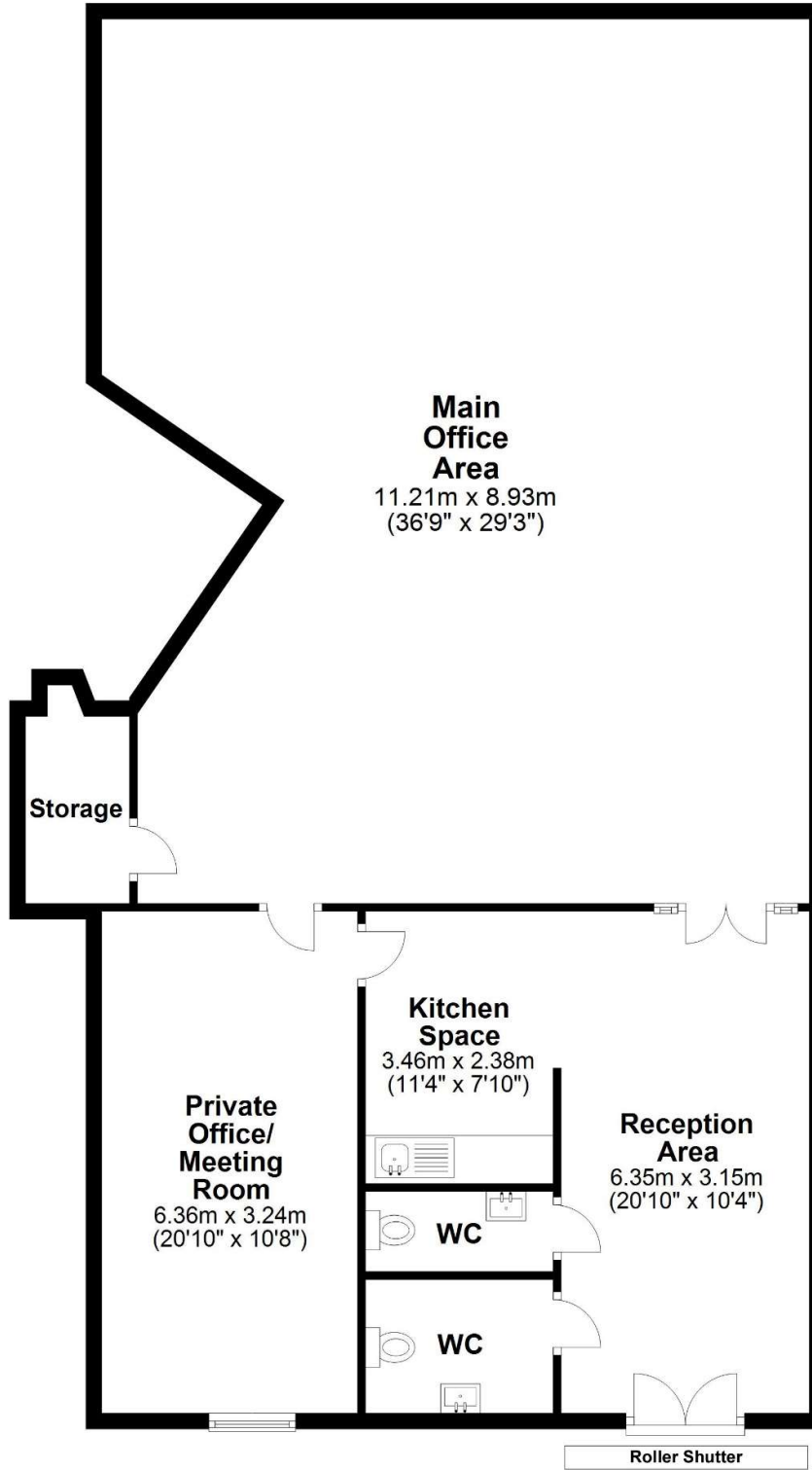
www.whiteacres-property.co.uk



These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

Ground Floor

Approx. 148.8 sq. metres (1601.9 sq. feet)



Total area: approx. 148.8 sq. metres (1601.9 sq. feet)

For illustration purposes only - not to scale