

**TO LET**



*First floor retail/office/workshop premises located on the main high street in the popular market town of Colne*

## **Guy Syke Warehouse, Albert Road , Primet Hill, Colne, Lancashire, BB8 9NF**

- ❁ High quality retail/office/workshop space extending to over 1,300 sq ft
- ❁ No VAT and 100% rates relief for eligible tenants
- ❁ Popular location close to Junction 14 of the M65 network
- ❁ LED lighting throughout
- ❁ Town centre location close to Pendle Leisure Centre and the railway station
- ❁ Suitable for various uses
- ❁ Well presented private W/C and kitchenette facilities
- ❁ Installed sky lights providing excellent natural light throughout
- ❁ Available for immediate occupation
- ❁ Highly prominent building close to Tubbs Of Colne, Dowdie's Cafe and Ava Rose Hamilton

**Interested in this property? Call 01282 428486 or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)**

## Location

The property is located on Albert Road which is the main arterial route through the popular market town of Colne in the borough of Pendle.

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.

The property is also a short drive from junction 14 of the M65 motorway being close to Pendle Leisure Centre, The Railway Station and various independent shops.

## Description

A first floor retail/office/workshop unit available and ready for immediate occupation.

Internally the premises offers a large open plan retail / office space, with two internal storage areas, private W/C facilities and kitchenette.

The property has an abundance good natural light from various skylights together with modern LED lighting.

Externally the property is of stone construction and has it's own separate personnel entrance together with none restricted on street car parking available in the vicinity.

The building has been occupied by the Yarn Loft for a number of years and is now available for immediate occupation.

## Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Retail Unit	20.4m x 5.4m	1,177	109.34
Storage Area 1	2.9m x 1.9m	61.8	5.74
Storage Area 2	2.8m x 1.9m	58.5	5.43
Kitchen Facilities	2.6m x 1.6m	45.3	4.21
<b>GIA</b>		1,343	124.76

## Terms

The first floor is available by way of a new lease for a term to be agreed.

## Rent

£750 per calendar month

## Vat

Whiteacres have been informed that there is no VAT payable in relation to the quoted rent.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £2,550 per annum.

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.

## Outgoings

In addition to the rent, the ingoing tenants are to be responsible for any business rates liability if applicable.

## Services

We understand that the property has the benefit of mains water and electricity.

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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.

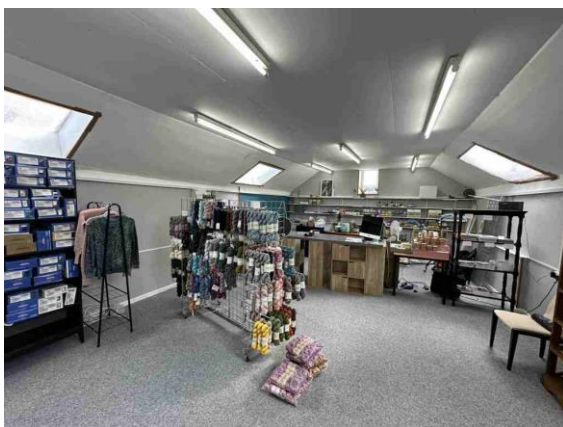
## Viewings

Please contact the agents:

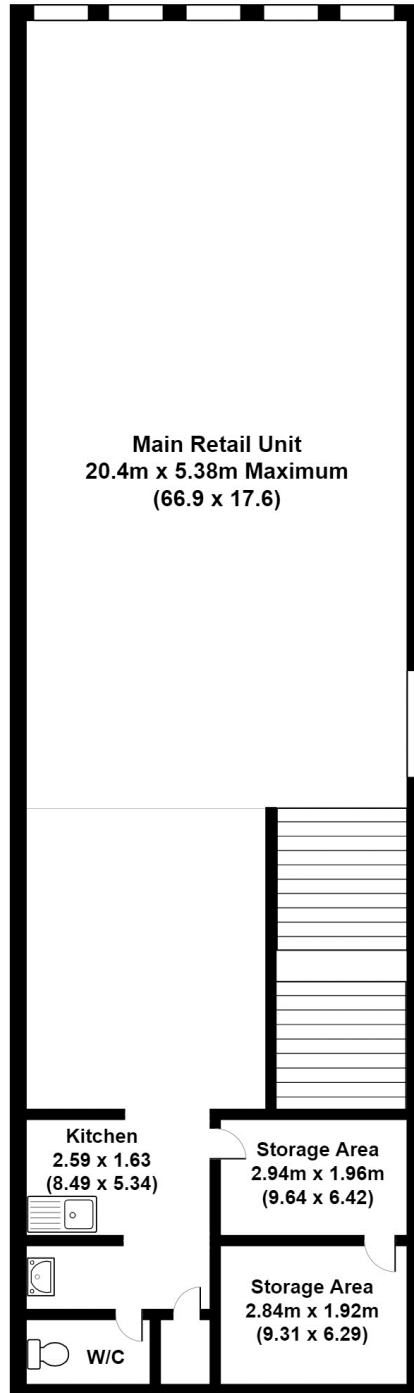
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Whiteacres Property  
Church House, 10 Church Street, Burnley, BB12 8HG



**First Floor Retail Unit**  
**Approx 124.7 sq. meters (1,343 sq. feet)**



**Total Area - 124.7 sq. meters (1,343 sq. feet)**  
**For illustration purposes only - not to scale**