

TO LET/FOR SALE



Car showroom and self-contained apartment in prime main road position

265-267 Burnley Road, Colne, BB8 8JD

- ❁ Prime car showroom in main road location
- ❁ Well positioned site close to junction 14 of the M65 motorway
- ❁ Located close to Asda, Boundary Mill, Toolstation and Pure Gym
- ❁ Open plan showroom together with two private offices
- ❁ Car showroom extending to over 1,700 sq ft with forecourt parking for 15 vehicles
- ❁ Yard to the rear of the site providing potential further development space
- ❁ Separate self-contained apartment generating a rent of £330 per calendar month (inclusive of water rates)
- ❁ Ideal for convenience store, furniture showroom, mobility store or car hire business

VIEWING STRICTLY BY APPOINTMENT ONLY VIA WHITEACRES

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

Location

The property is positioned in a highly prominent location close to junction 14 of the M65 motorway.

The site occupies a main road location close to Asda, Boundary Mill, Pure Gym, Toolstation and Next.

The building is also approximately one mile from Colne town centre and its amenities.

Description

A car showroom in a prominent location close to junction 14 of the M65 motorway.

The site comprises of an open plan showroom with two private offices and W/C facilities. The site has a forecourt providing off road car parking for approximately 15 vehicles to the front and the side of the site.

There is a self-contained first floor apartment which is currently occupied by way of an AST at a current rent of £330 per calendar month (including water rates).

To the rear of the site there is a substantial yard providing potential scope for further development (subject to obtaining the necessary planning consent).

The property would be suitable for a convenience store, car hire, mobility store, fast food/restaurant or other similar uses.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor Car Showroom (including toilets and two offices)	17.3m (max) x 13.8m (max)	1,719	159.7
First Floor Apartment - Lounge	4.1m x 3.2m	141	13.1
Bedroom	3.2m x 3.6m	123.8	11.5
Kitchen	2.8m x 3m	90.4	8.4
Bathroom	3.1m x 2.1m	70	6.5
GIA		2,144.2	199.2

Purchase Price

Offers in the region of £395,000.

Rent

The car showroom including the front and side forecourt is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £30,000 per annum.

Tenure

The property is leasehold for a term of 999 years from the 27th day of April 1933 at a ground rent of £10.78 pence per annum.

Whiteacres have been advised by the sellers that there is an opportunity to purchase the freehold further details of which are available on request.

Vat

Whiteacres have been advised that both the purchase price and rent are not subject to VAT. A prospective buyer/tenant and their solicitor must check and verify this information prior to making a legal commitment.

Business Rates

Whiteacres have been informed by the valuation office website that the car showroom has a rateable value of £11,000 per annum.

A prospective tenant of the car showroom is likely to benefit from 100% discount with the governments small business rates relief initiative and must contact Pendle Borough Council on 01282 661661 to confirm further details.

The apartment will have its own council tax assessment the cost of which is borne by the tenants.

Services

The site has mains gas, electricity and water.

The apartment has its own gas meter and the electricity is serviced via a submeter.

Service Responsibility

It is the prospective purchaser's/tenants 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

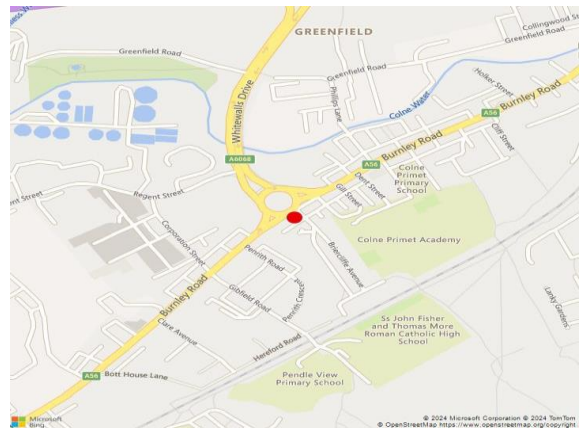
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486

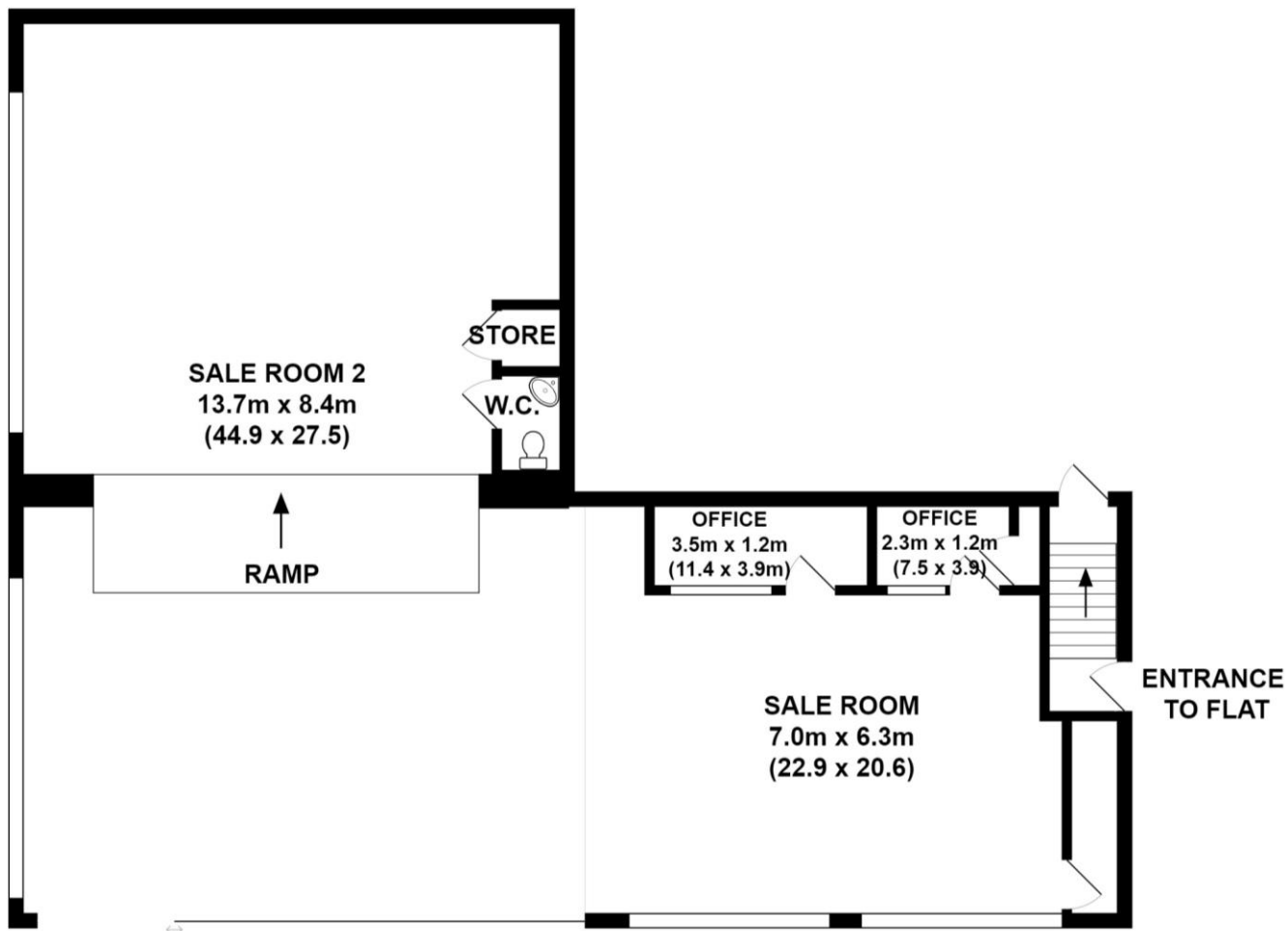
jonathan@whiteacres-property.co.uk

Please note viewings are by appointment only.

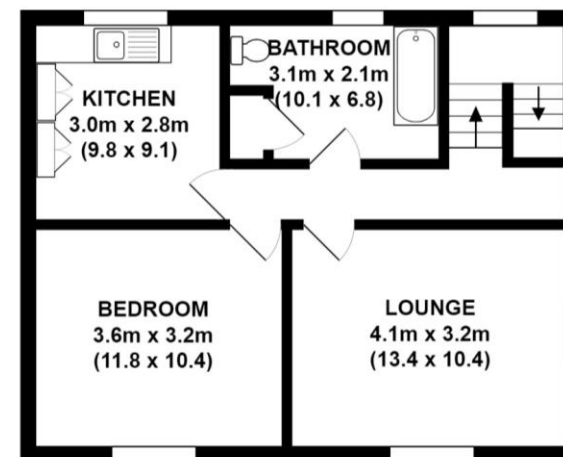
Whiteacres Property, Church House, 10 Church Street,
Padiham,
BB12 8HG



GROUND FLOOR
(Approx 159.6 sq.meters 1,718.7 sq feet)



FIRST FLOOR FLAT
(Approx 39.5 sq.meters 419.7 sq feet)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

TITLE PLAN

(FOR ILLUSTRATION PURPOSES ONLY – NOT TO SCALE)

