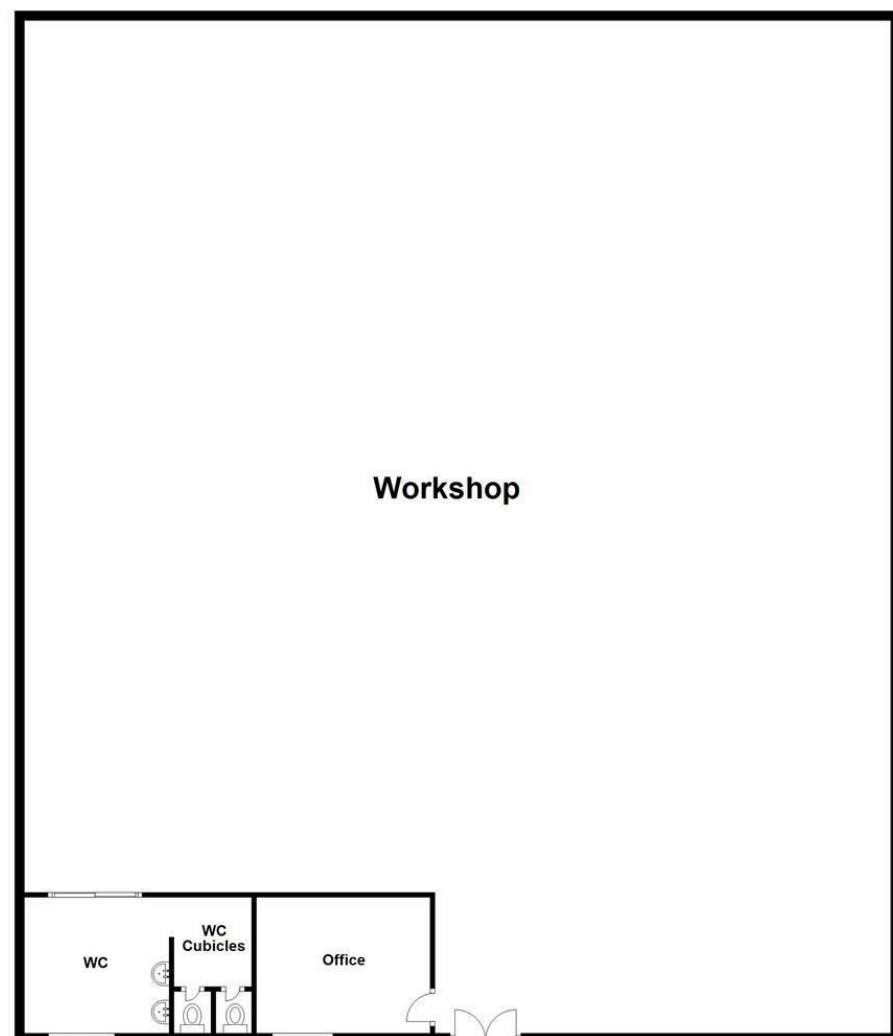
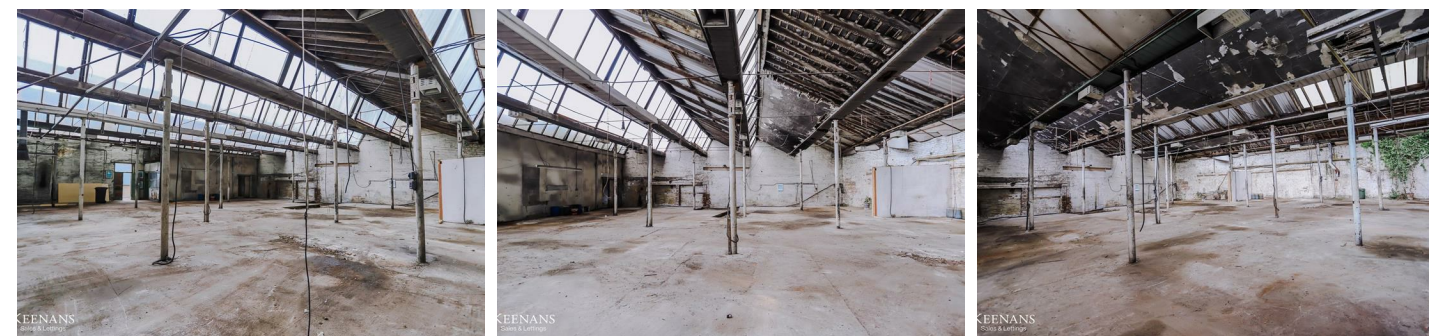


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

Lenches Road, Colne, BB8 8EU

£160,000

A FANTASTIC COMMERCIAL INVESTMENT

Located within the ever popular town of Colne stands this impressive and versatile commercial building. Being a complete blank canvas, this property has a vast range of potential for any investor to put their own stamp on! With a generous footprint, separate office space and located on a quiet road, this property is truly not to be missed! Situated conveniently close to Colne town centre, as well as network links to Skipton, Burnley, Barnoldswick and major motorway links. With no chain delay, an abundance of space and bursting with potential, this property is ready for any potential buyer to create their dream business space! The property comprises of a spacious workshop which leads through to an office space and WC.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Lenches Road, Colne, BB8 8EU

£160,000



- Fantastic Commercial Property
- Ideal Investment Opportunity
- Tenure Freehold
- Versatile Building
- Nearby Network Links
- Council Tax Band TBC
- Bursting with Potential
- Close to Colne Town Centre
- EPC Rating TBC

Entrance

Hardwood double doors to workshop.

Workshop

70.6 x 60.4 (21.34m.1.83m x 18.29m.1.22m)

Single glazed frosted window, power, skylight lighting, doors to office and WC.

WC

10'1 x 9'6 (3.07m x 2.90m)

Hardwood single glazed window, two wall mounted with wash basin with taps, tiled elevation and open to WC cubicles.

WC Cubicles

9.6 x 5.5 (2.74m.1.83m x 1.52m.1.52m)

Two hardwood single glazed windows, doors to two low bowl WC.

Office

13.10 x 9.6 (3.96m.3.05m x 2.74m.1.83m)

Hard wood single glazed window and stainless steel sink with drainer and taps.

