



## Spacious Detached Premises in Prime Roadside Location

### TO LET

**OLD MISSION  
LANGROYD ROAD  
COLNE  
LANCASHIRE  
BB8 9EN**

**4,145 Sq Ft (385.07 Sq M)**

- Prime roadside position with adjoining parking for up to 20 vehicles.
- Imposing detached stone built property with versatile open plan space to the ground and first floors.
- Ideal for various uses including retail, offices, leisure, restaurant or community use subject to the appropriate planning consent.
- Highly prominent location close to Sainsburys, Matalan, Lidl and McDonalds.

### Location

Occupying a corner position at the junction of North Valley Road & Langroyd Road, the property is located in a prime roadside position close to Sainsburys, Lidl, TK Maxx and North Valley retail park, with various occupiers including Matalan, Aldi, McDonalds, KFC and Greggs.

Conveniently located within a short drive from Colne town centre and approximately 1 mile from junction 14 of the M65 motorway.

### Description

A detached stone-built former Methodist Church located at the junction of Langroyd Road and North Valley Road in Colne.

The accommodation is arranged over three floors comprising to the lower ground floor, an open plan sales area, two store rooms, male and female WC facilities. The ground floor comprises a reception area, sales area, two store rooms and further mezzanine storage.

Most recently the property has been occupied as a clothing and lighting shop and formally occupied as a children's play centre for many years, however would suit various alternate uses such as leisure, restaurant or office use subject to the necessary planning consent. The property benefits from excellent natural light, gas central heating and a large adjoining car park for up to 15 - 20 vehicles.

### Accommodation

#### Lower Ground Floor

Sales 119.4 sq.m 1,285.97 sq.ft

Store room 1 40.71 sq.m 438.2 sq.ft

Store room 2 10.03 sq.m 107.96 sq.ft

Male / Female WC's 11.13 sq.m 119.8 sq.ft

#### Ground floor

Reception 25.97 sq.m 279.54 sq.ft

Sales 120.67 sq.m 1,298.89 sq.ft

Store room 1 14.5 sq.m 156.07 sq.ft

Store room 2 23.54 sq.m 253.38 sq.ft

First floor Mezzanine 19.02 sq.m 204.73 sq.ft

GIA 384.97 sq.m 4,145 sq.ft



### Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

Rent £1,600 per month plus VAT

### Business Rates

We are informed by the Valuation Office Agency Website that the Lower Ground floor has a Rateable Value of £9,300 per annum (2023/24), and the Ground floor has a Rateable Value of £9,900 per annum (2023/24).

### Services

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

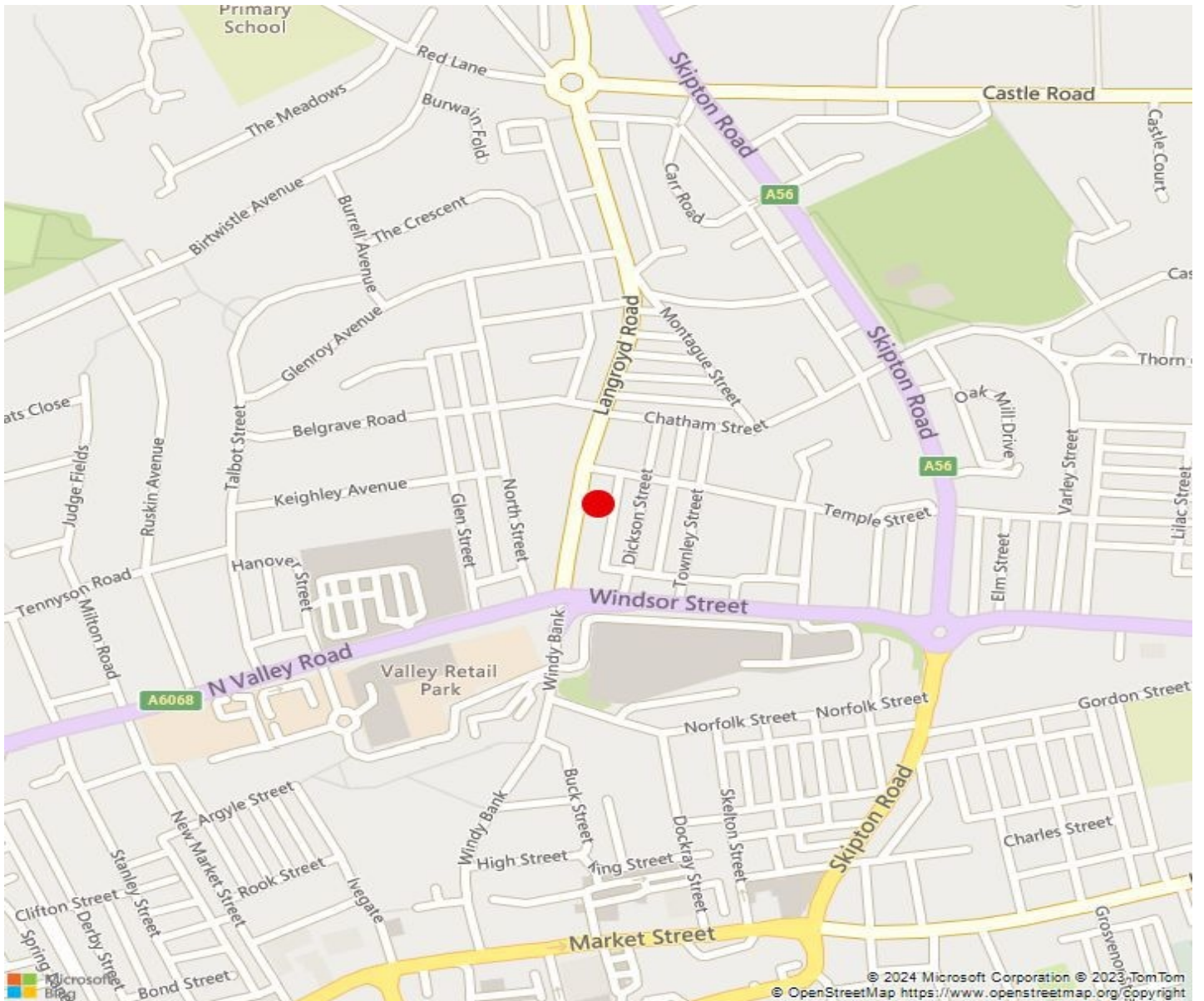
### Services Responsibility

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 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.

