



Fully Let Retail / Residential Investment

FOR SALE

**14 - 14A ALBERT ROAD
COLNE
LANCASHIRE
BB8 0AA**

152.06 Sq M (1,636.77 Sq Ft)

- Prominently situated mixed use investment premises.
- Fully let investment currently generating an annual rent of £14,400
- Well presented accommodation refurbished in recent years including a new shop front and new shower room.
- Rare Freehold opportunity in popular town centre location.
- Parking facilities to the rear.

Location

The property is located on Albert Road (A56), the main arterial route leading into the town centre of Colne. Conveniently located within a short drive from junction 14 of the M65 motorway, the property occupies a prime roadside position benefiting from a high level of passing traffic. Other established occupiers in the immediate area include Stanley House Vets, various Solicitors, Estate Agents and independent retailers.

Description

A mid parade, stone built property comprising a self contained ground and lower ground floor shop and a separate two bed roomed apartment to the first and second floors.

Located on the ground and lower ground floors 14 Albert Road is currently occupied as a Delicatessen and this accommodation comprises a front retail area and rear storeroom to the ground floor with a further two storerooms, kitchenette and WC to the lower ground floor.

14a Albert Road comprises a two bed roomed apartment with its accommodation arranged over the first and second floors. The first floor comprises a spacious kitchen / dining room, living room, newly refurbished shower room and a bedroom. The second floor comprises a second larger double bedroom with Velux windows.

Tenancies - the ground floor is let by way of a 3 year lease which commenced on the 1st June 2023 at a current rent of £7,800 per annum.

The apartment is let by way of a 12 month Assured Short-hold Tenancy agreement which commenced on 6th January 2024 at an annual rent of £6,600. Copies of the leases are available upon request.

Externally to the rear of the property is a tarmacadam driveway providing ample parking facilities.

Accommodation

14 Albert Road

Ground Floor

Sales - 29.74 sq.m 320.11 sq.ft

Rear sales - 12.13 sq.m 130.56 sq.ft

Lower Ground Floor

Store room 1 - 21.56 sqm 232.00 sq.ft

Store room 2, Kitchenette and WC - 20.36 sq.m 219.15 sq.ft

14a Albert Road

First Floor

Kitchen / dining room 12.01 sq.m 129.27 sq.ft

Living room 15.58 sq.m 166.7 sq.ft

Bedroom 1 6.67 sq.m 71.79 sq.ft

Shower room 4.08 sq.m 43.91 sq.ft

Landing 6.15 sq.m 66.19 sq.ft

Second Floor

Bedroom 2 23.86 sq.m 256.82 sq.ft

GIA 152.06 sq.m 1,636.77 sq.ft



Price

For Sale £170,000

Business Rates

We are informed by the Valuation Office Agency Website that 14 Albert Road has a Rateable Value of £6700 per annum (2023/24).

We are informed the Council Tax for 14a Albert Road is Band A.

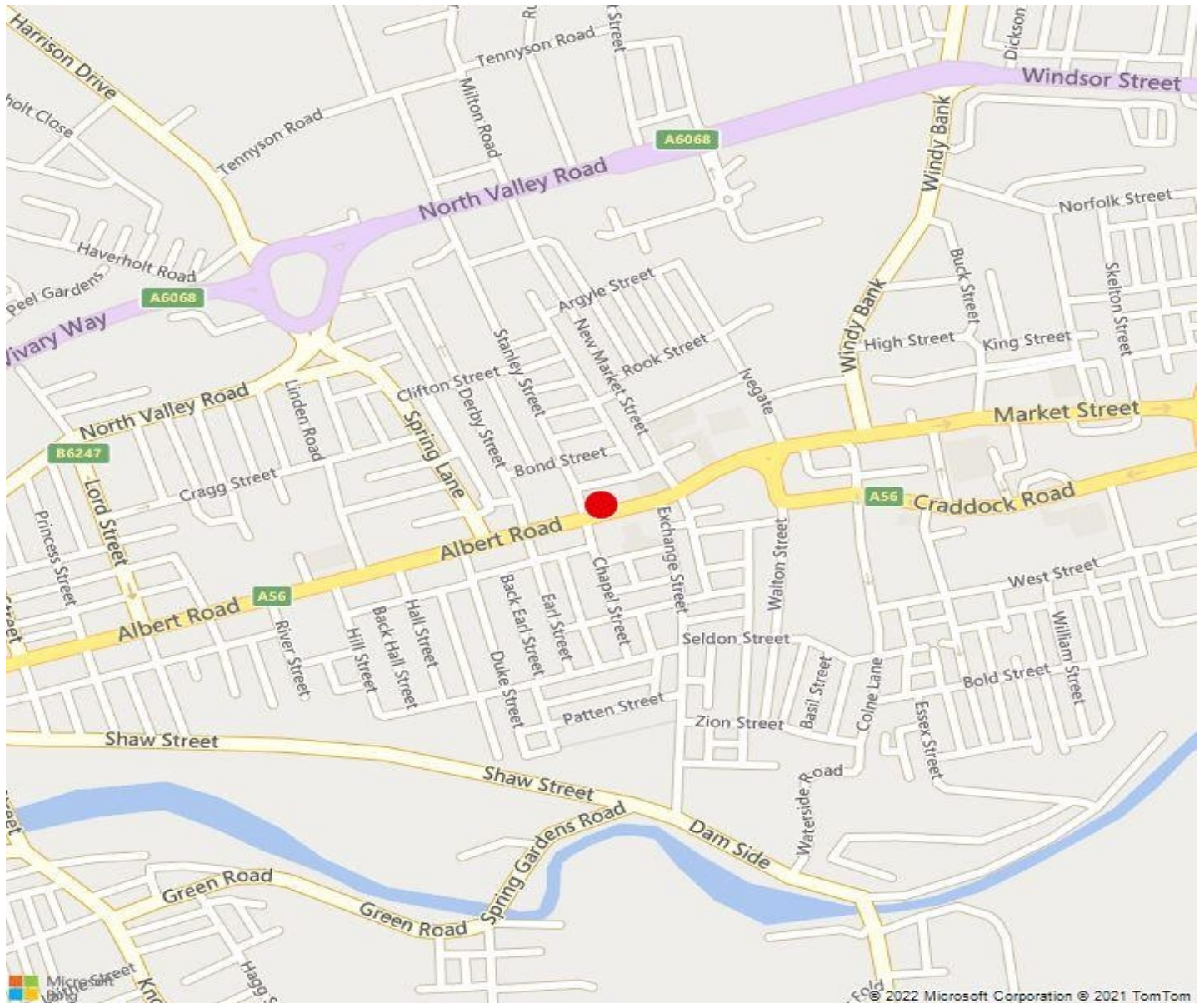
Services

The property has the benefit of all mains services including gas fired central heating The cost of the gas and electricity is split equally between the commercial and residential tenants

Services Responsibility

It is the prospective purchasers responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





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.

