



Mixed Use Takeaway and Residential Investment Opportunity.

FOR SALE

**114-116 COLNE ROAD
BRIERFIELD
NELSON
LANCASHIRE
BB9 5RQ**

1,379.7 Sq Ft (128.17 Sq M)

- Fully let investment premises in prime roadside location close to junction 12 of the M65.
- Self contained ground and lower ground floor takeaway and first floor apartment.
- Ideal investment opportunity currently generating a gross rental income of £17,520 per annum.
- Well presented accommodation in good decorative order.
- Adjoining car park to the rear of the premises.

Location

The property is situated on Colne Road (A682) adjacent to Glen Way, within a short drive from junction 12 of the M65 Motorway. Occupying a highly prominent roadside position, the property is located within a short distance to the centre of Brierfield and there are a number of established occupiers in the near vicinity including, B & Q, Northlight Parade Business Centre, The Leisure Box and Brown's Ladders.

Description

The property comprises two adjoining buildings which are of traditional stone construction beneath a pitched slate roof. No. 114 comprises a fish and chip takeaway with its accommodation arranged over the ground and lower ground floors. To the ground floor is a kitchen / takeaway area with an adjoining dining area and a WC.

The lower ground floor provides a second kitchen / preparation room and a store room with a separate personnel door which is accessed via the adjoining car park.

No. 116 comprises a self contained, 2 bedroom apartment with a living room, modern fitted kitchen, shower room and store room. Externally there is an adjoining car park to the rear of the property and also an additional strip of land which could be reconfigured to create additional parking spaces.

TENANCIES

114 Colne Road (Fish and Chip Takeaway) is let to a private Tenant by way of a 10 year Lease which commenced on the 18th April 2017. The current passing rent is £12,000 per annum.

116 Colne (Flat) is let by way of an Assured Shorthold Tenancy agreement at a current rent of £5,520 per annum.

Copies of the leases can be provided upon request.

Accommodation

Ground Floor Fish and Chip Shop (114 Colne Road)
Kitchen/Takeaway 18.58 sq.m 200 sq.ft
Dining Area 17.12 sq.m 184.27 sq.ft
WC 4.3sq.m 46.28 sq.ft

Lower Ground Floor
Kitchen/Preparation 13.92 sq.m 149.83 sq.ft
Store 26.23 sq.m 282.33 sq.ft

First Floor Flat (116 Colne Road)
Bedroom 1 4.49 sq.m 48.32 sq.ft
Bedroom 2 12.14 sq.m 130.67 sq.ft
Kitchen 4.64 sq.m 49.94 sq.ft
Living Room 17.02 sq.m 183.20 sq.ft
Bathroom 3.87 sq.m 41.65 sq.ft

GIA: 122.31 sq.m 1,316.54 sq.ft



Price

£190,000

Business Rates

We are informed by the Valuation Office Agency Website that 114 Colne Road has a Rateable Value of £3,950 per annum (2024/25).

116 Colne has a separate Council Tax banding - Band A.

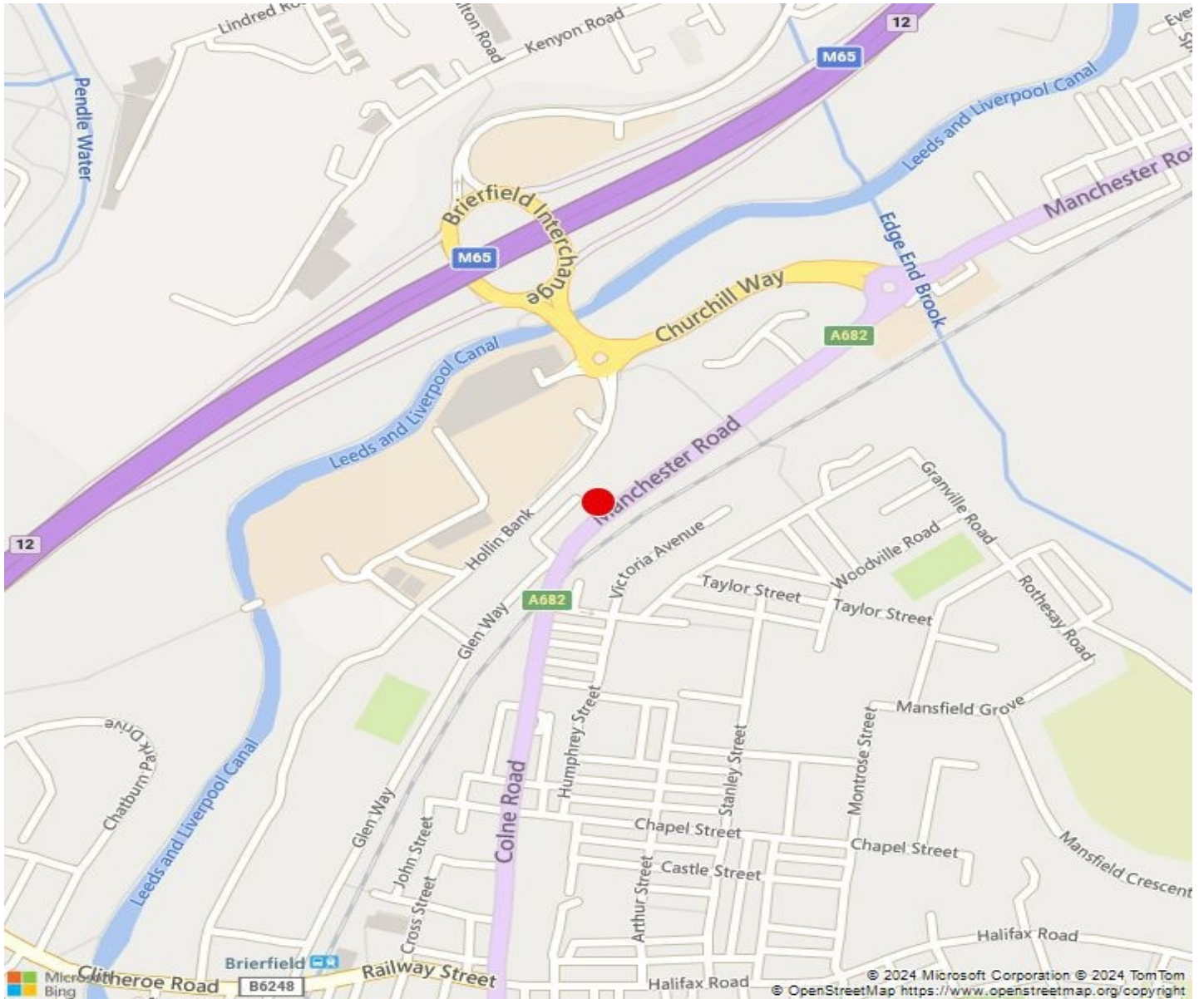
Services

The property has the benefit of all mains services including gas fired central heating to no. 116 Colne Road.

Services Responsibility

It is the prospective Purchaser's 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.

