



Prime retail property in busy main road location

TO LET

**9 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0RY**

606.65 Sq Ft (56.36 Sq M)

- Ground floor retail premises with attractive shop frontage in a highly prominent roadside location.
- Well established trading position close to Stanley House Vets, Skipton and Marsden Building Societies, various Estate Agents, Solicitors and independent retailers.
- On street parking available to the front of the premises and a gated car park to the rear.
- 100% Small Business Rates Relief available for eligible Tenants.

Location

The property is located on the popular Albert Road (A56), the main arterial route leading into the town centre of Colne in the Borough of Pendle. Conveniently located within a short drive from junction 14 of the M65 motorway, the property occupies a prominent roadside position benefiting from a high level of passing traffic.

Other established occupiers in the immediate area include Estate Agents, Accountants and Solicitors and various independent retailers.

Description

An attractive stone built retail premises fronting Albert Road, close to Colne town centre. The accommodation is arranged over the ground floor and basement comprising a split level, sales area and kitchenette to the ground floor, a useful store to the basement and rear WC facilities.

The property has been occupied as a Florists for a number of years and would suit various retail, office or hair and beauty uses.

The property benefits from an attractive shop frontage, suspended ceilings, useful basement storage space and a gated car park to the rear.

Accommodation

Ground Floor

Sales 28.76 sq.m 309.57 sq.ft

Kitchen / Staff room 9.26 sq.m 99.67 sq.ft

Basement

Store 18.34 sq.m 197.41 sq.ft

GIA 556.36 sq.m 606.65 sq.ft



Planning

The prospective Tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Pendle Borough Council Planning Department on 01282 661661

Rent

£625 pcm

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7,500 per annum (2023/24). The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Pendle Borough Council on 01282 661661 to confirm.

Services

The property has the benefit of mains electricity and water.

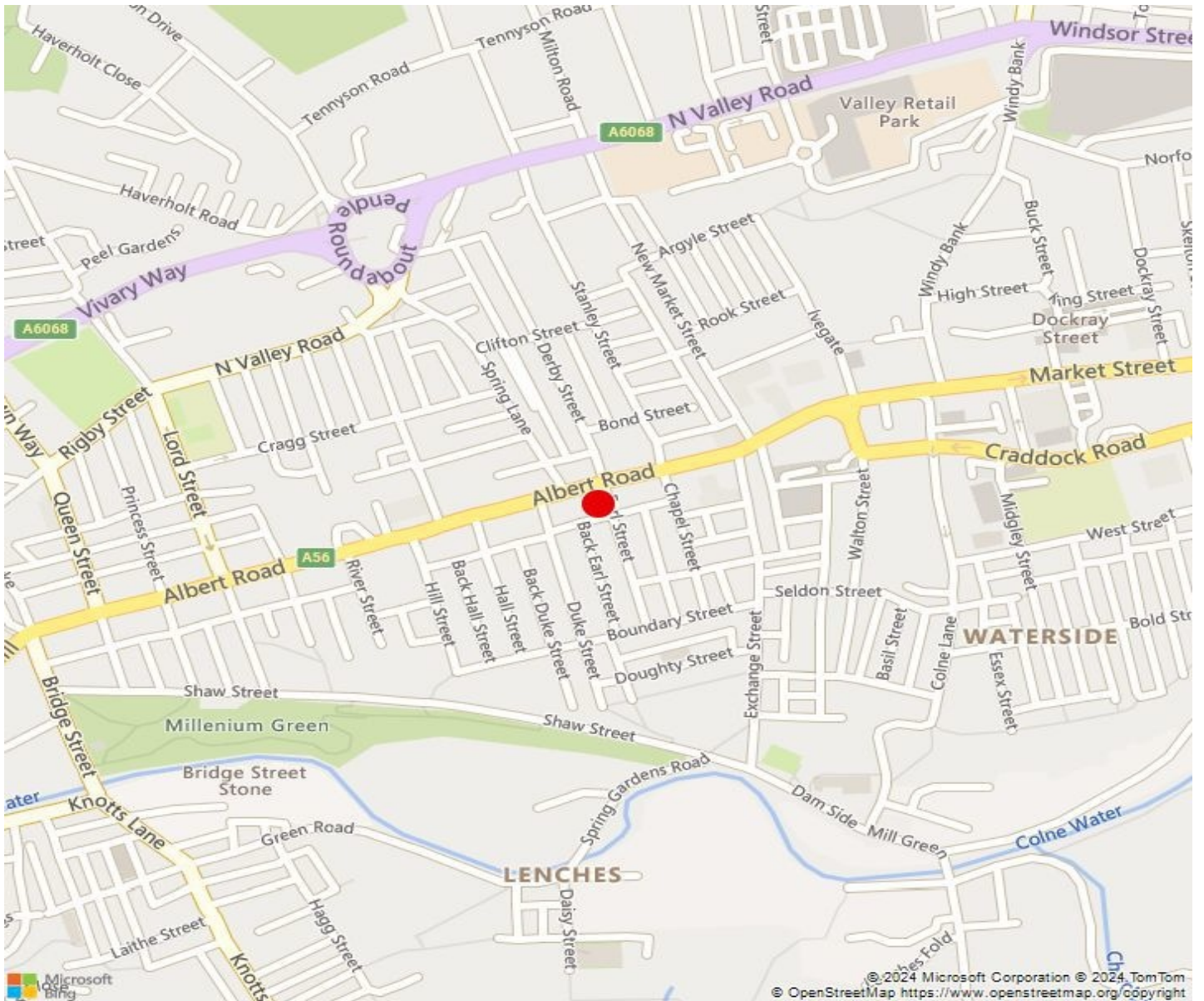
Services Responsibility

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.

