



## SUBSTANTIAL RETAIL PREMISES IN PRIME LOCATION WITH REFURBISHED LIVING ACCOMMODATION

### FOR SALE

80 – 80a Albert Road  
Colne  
Lancashire  
BB8 0AG

Size: 213.1 sq.m (2293.5 sq.ft)

- Prominent main road frontage.
- Prime double fronted retail accommodation to the ground floor
- Recently re-roofed and newly installed double glazed windows.
- Substantial refurbished three bedroomed living accommodation.
- Good footfall and plenty of passing traffic.

LOCATION

The property is situated on the edge of Colne town centre in a prominent location adjacent to a number of established occupiers, including the Ivy Palace restaurant, several licensed bars and eateries and a soon to be opened wine bar.  
Colne is conveniently located for access to junction 14 of the M65, which is within approximately one mile.

DESCRIPTION

A substantial inner parade property of stone construction under a pitched slate roof. The ground floor comprises of open plan retail accommodation with a fully glazed double display window, having been occupied as a hair salon for many years.  
To the rear is a kitchen/WC and access to the lower ground floor storage accommodation. This area can also be accessed externally.  
The first and second floor comprise of a substantial three bedroomed apartment with lounge, modern fitted kitchen/ diner, study, three bedrooms and bathroom. A further kitchen, conservatory and store room are available to the rear of the building accessed via a spiral staircase. There is the potential to sub-divide the living accommodation into two separate self contained apartments.

ACCOMMODATION

80 Albert Road

Ground floor

Retail,  
Kitchen  
WC 66.4 sq.m (718.40 sq.ft)

Lower ground floor 76.31 sq.m (621.50 sq.ft)

80a Albert Road

First Floor

Lounge  
Kitchen/diner  
Study  
Bathroom  
Store room 73.81 sq.m (794.53 sq.ft)

Second floor

Bedroom 1  
Bedroom 2  
Bedroom 3  
WC 46.79 sq.m (503.66 sq.ft)

80a Albert Road rear

Ground Floor

Kitchen  
Conservatory 23.31 sq.m (250.96 sq.ft)

Net internal area 213.07 sq.m (2293.54 sq.ft)

SERVICES

The property has the benefit of all mains services including gas fired central heating to both the shop and living accommodation.

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.

PLANNING

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

BUSINESS RATES

We are informed by the Valuation Office Agency website that the ground floor salon has a Rateable Value of £5,500 per annum.  
80a Albert Road has a separate Council Tax Banding – Band B.

PRICE

Offers in the excess of £265,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

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