



SUBSTANTIAL MIXED USE DEVELOPMENT OPPORTUNITY

FOR SALE

45 Market Street
Colne
Lancashire
BB8 0LJ

Size: 374.3 sq.m (4,029 sq.ft)

- Prominent four storey premises in town centre location.
- Double fronted ground floor retail premises with further development potential on the upper floors.
- Planning consent for conversion of the upper floors to provide 5 apartments.
- Ground floor accommodation suitable for a variety of uses including retail, office, or leisure subject to appropriate planning consent.

LOCATION

The property occupies an end parade position on Market Street (A56), a prominent trading position benefiting from a good level of passing traffic. Other occupants in the immediate vicinity include Tesco Express, Boots Pharmacy, the Co-Operative and a variety of independent retailers and specialist users.

DESCRIPTION

An imposing end parade premises of stone construction under a pitched slate roof. The property comprises a ground floor retail unit with a double fronted glazed display window. The upper floors comprise a series of large store rooms, a kitchenette and WC facilities and can be accessed internally via the retail accommodation and separately via an additional entrance off Market Street.

PLANNING

Planning consent was granted on 18th March 2019 for the change of use of the first, second and third floors, to provide five apartments (use class C3), replacement of the upper floor windows to three elevations and the installation of a security shutter to the rear – application reference 19/0051/FUL. Full details are available upon request.

ACCOMMODATION

Ground Floor

Sales Area	99.58 sq.m	1,071.00 sq.ft
Store room	15.79 sq.m	1,069.96 sq.ft

First Floor

Kitchenette	6.61 sq.m	71.14 sq.ft
WC	1.87 sq.m	20.12 sq.ft
Store room 1	70.29 sq.m	756.59 sq.ft
Store room 2	43.29 sq.m	487.50 sq.ft
Rear Store and Landing	26.20 sq.m	282.00 sq.ft

Second Floor

Store room 3	46.22 sq.m	497.50 sq.ft
Store room 4	58.25 sq.m	627.00 sq.ft

Third Floor

Attic Store room	61.99 sq.m	667.25 sq.ft
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GIA 374.30 sq.m 4,029.00 sq.ft

SERVICES

The property has the benefit of mains electricity and water.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £14,500 per annum (2020/21).

PRICE

Offers in the region of £275,000 (two hundred and seventy five thousand pounds).

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

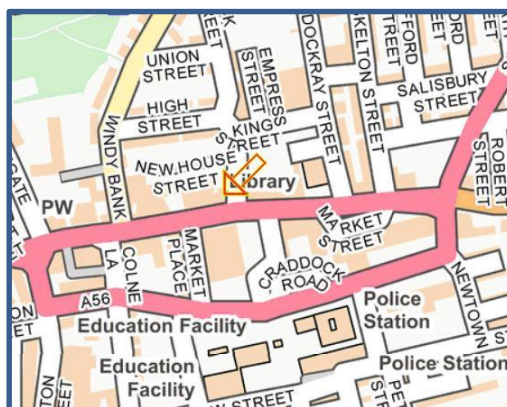
VAT

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

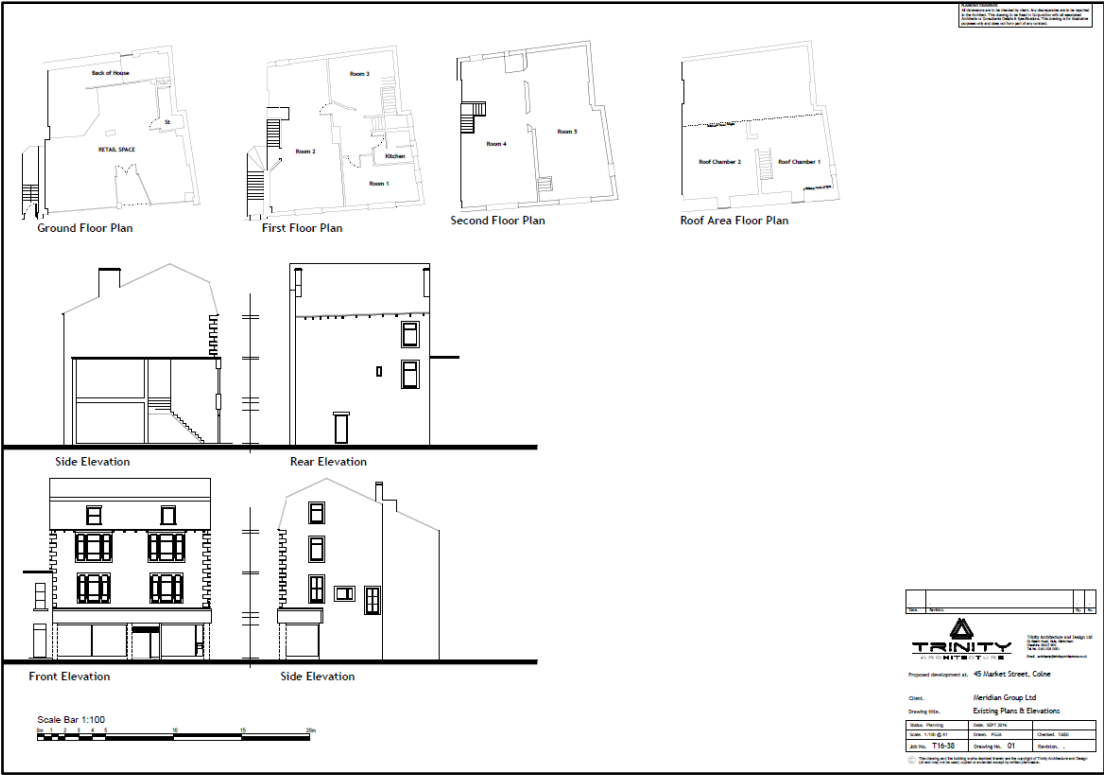
VIEWING

Contact

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH
Tel. 01282 456677
Or joint agent Alex Klemin of Highview Estates
0207 247 1513



Existing floor plan



Proposed floor plan

