



## REFURBISHED BEAUTICIAN / SALON PREMISES

# FOR SALE/ TO LET

59 Market Street  
Colne  
Lancashire  
BB8 0LL

Size: 145.87 sq.m (1,570.13 sq.ft )

- Prominently located retail premises.
- Attractively presented accommodation arranged over three floors.
- Suitable for a variety of uses including retail, office or leisure subject to the appropriate planning consent.
- Small business rates relief will be available for eligible parties.

## LOCATION

The property occupies a mid parade position on Market Street (A56) which is 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 other specialist occupiers.

## DESCRIPTION

A mid parade retail premises of stone construction beneath a pitched slate roof. The property has undergone an extensive refurbishment with thoughtfully planned accommodation arranged over three floors.

The accommodation comprises an open plan hair salon on the ground floor to the rear of which is a kitchenette. The first floor comprises a large treatment room with shower, spray tanning room and WC. The second floor comprises a further two treatment rooms together with storage to the lower ground floor. The accommodation is well presented throughout and benefits from modern floor coverings, decoration and a full height glazed display window.

## ACCOMMODATION

### Ground Floor

Salon		
Kitchenette	41.00 sq.m	141.00 sq.ft

### First Floor

Treatment room		
With shower	19.40 sq.m	208.10 sq.ft
Tanning room	4.75 sq.m	51.12 sq.ft
WC	3.02 sq.m	32.50 sq.ft

### Second Floor

Nail salon	7.72 sq.m	190.73 sq.ft
Treatment room	8.59 sq.m	200.01 sq.ft

### Lower Ground Floor

Cellar	41.39 sq.m	445.51 sq.ft
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**GIA** **145.87 sq.m 1,570.13 sq.ft**

## SERVICES

The property has the benefit of mains electricity and water.

## SERVICES RESPONSIBILITY

It is the prospective Purchaser's/ Tenants 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 £5,600 per annum (2019/20). Small Business Rates Relief is likely to be available and interested parties should contact Pendle Borough Council on 01282 661661 for further information.

## PRICE

£135,000 (one hundred and thirty five thousand pounds)

## RENT

£12,000 (twelve thousand pounds) per annum

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## 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

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

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