



62 Albert Road, Colne, BB8 0AG

£700

If you're looking for a prominent high street commercial space in the heart of Colne, then look no further!

We've this wonderful first floor opportunity available, a much sought after location, and above one of THE most recognisable shop fronts in the local area.

Formerly JJ's Restaurant and No 62, now home to the plush boutique dog grooming spa, 'Pet Angels'.

With shared street front access, but accessible at flexible times during the day, this 25 square meter space would suit an existing small business or start up, across a range of industries.

Likely to fit with a treatment focused or office-based businesses, with plenty of room for separate desks or stations, reception/waiting area, furniture and storage.

Modern contemporary flooring and cool lighting, an open plan airy feel, feature faux fireplace, neutral décor and large sash windows allowing masses of light.

Wonderfully modern, newly refurbished shared facilities are available to use. Bathroom with toilet, basin and mirror, and a fully fitted kitchen with appliances and utensils.

A safe, secure environment for solo working, entrance with secure entry code, fire exit at the rear.

In addition, refuse collection, utilities, aside from broadband, and service charges are all included in the monthly rent.

Handy for quick motorway access, plenty of on street parking, and a short distance to local amenities, Colne Town Centre, Asda, Post Office, banks.

NOT TO BE SUB LET. ADDITIONAL CHARGE OF £100 PER MONTH FOR DUAL BUSINESS USE.

