

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



**115-117 ALBERT ROAD
COLNE
BB8 0BT**

- Prominent retail premises.
- Two upper floor flats and further maisonette producing £20,280 per annum.
- Of interest to occupiers and investors.
- Ground floor sales area 105.44 sq. m (1,135 sq. ft.)
- Potential short-term lease back of the ground floor available.

LOCATION

Situated on Albert Road (A56) the main arterial route into Colne town centre.

The property is located at the junction of Albert Road and Smith Street in a popular area of the town home to various restaurants and bars and independent retailers.

Colne town centre and all of its amenities are within close proximity with the town centre currently undergoing major inward investment including redevelopment of the Market Hall and refurbishment of both the Municipal Hall and Pendle Hippodrome.

Colne is located approximately 6 miles to the North East of Burnley and lies within the Borough of Pendle.

DESCRIPTION

Three-storey premises of traditional stone construction beneath a pitched slate roof providing open plan retail accommodation on the ground floor. To the rear of the retail area accessed from Smith Street is a single storey extension providing loading bay/workshop with a mezzanine storage/office area above. Accessed from the rear loading bay is also a useful basement area for further storage.

A rear enclosed yard area provides access to three residential units. The flats are accessed from Victoria Court. Over No. 115 are two flats. One at first floor and one at second floor.

The first floor flat comprises:-

Living room, two bedrooms, bathroom, ensuite and kitchen/dining area. There is also a rear balcony.

The second floor flat comprises:-

Two bedrooms, living room, bathroom and kitchen/dining area.

Over 117 Albert Road is a maisonette over two floors comprising:-

Living room, kitchen with balcony on the first floor. Two bedrooms and bathroom on the second floor.

ACCOMMODATION

Ground Floor

Sales Area	130.60 sq. m (1,406 sq. ft.)
Rear loading bay/workshop	34.79 sq. m (374 sq. ft.)
Mezzanine office/stores above	22.37 sq. m (241 sq. ft.)
Basement	40.52 sq. m (436 sq. ft.)

RESIDENTIAL UNITS

Flat 1

Gross Internal Area 86 sq. m (926 sq. ft.)

Flat 2

Gross Internal Area 86 sq. m (926 sq. ft.)

Maisonette

First Floor 46.89 sq. m (505 sq. ft.)

Second Floor 46.89 sq. m (505 sq. ft.)

EXTERNALLY

Rear yard area named Victoria Court provides access to the residential accommodation.

SERVICES

All mains services are available. The flats and the commercial space are separately metered for utility purposes.

SERVICES RESPONSIBILITY

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

The ground floor shop has a current Rateable Value of £11,250 we are verbally informed by the Local Authority.

Each flat is within Band A for Council Tax purposes.

TENURE

Long Leasehold subject to a nominal ground rent.

TENANCIES

The residential units are all let by way of 6 month Assured Shorthold Tenancies. The total rent roll for the flats is £20,280 per annum. Further details upon request.

SHORT-TERM TENANCY

The current occupiers of the ground floor shop would consider a short-term tenancy arrangement on terms to be agreed. Further details upon request.

PRICE

£450,000

VAT

VAT is not applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

The ground floor sales accommodation has a current Energy Performance Certificate Rating of D valid until the 9th January 2029.

Each flat has an Energy Rating of C. Copies of the certificates are available on request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

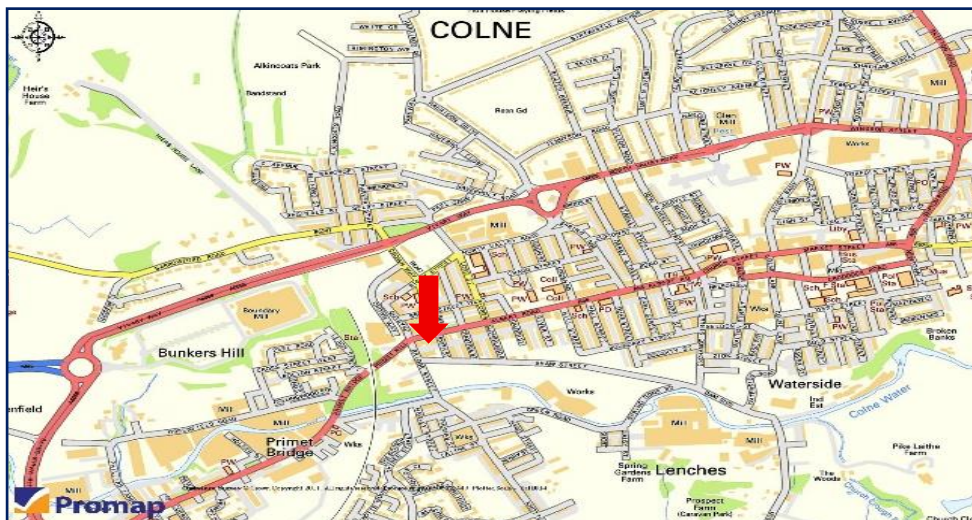
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC.KC.2507.16846 Email: michael@tdawson.co.uk





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