

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



**6 RICHMONDS COURT
MARKET STREET
COLNE
BB8 9HR**

- Town centre shop premises.
- Open plan sales area.
- Attractive paved forecourt.
- 140.19 sq. m (1,509 sq. ft.)
- Opposite recently refurbished Colne Market Hall.

LOCATION

Situated at the heart of Colne town centre opposite Colne Market Hall which has recently undergone a major refurbishment.

The property is also located close to the main town centre free car park with occupiers in the vicinity including Tesco Express, Althams Travel and Co-op.

DESCRIPTION

Retail unit in a modern development of similar units. The property is of steel frame construction clad to the frontage in reconstituted stone with modern aluminium shop front. The property is beneath a pitched slate roof.

To the front of the property is Richmonds Court which is a paved attractive external area.

Internally the property is predominantly open plan with rear kitchen/brew station, storage area and WC.

ACCOMMODATION

Net Internal Floor Area
140.19 sq. m (1,509 sq. ft.)

SERVICES

All mains services are available with the exception of gas.

SERVICES RESPONSIBILITY

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



PLANNING

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

RATING

The property has a current Rateable Value of £21,500 we are verbally informed by the Local Authority.

RENTAL

£18,000 per annum.

The rental is to be payable monthly or quarterly in advance and is quoted exclusive of VAT.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A nominal service charge is levied on all occupiers within the development for management and maintenance of the common external areas. The current service charge is £500 per annum.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B valid until the 17th May 2031. A copy is available upon request.

LEGAL COSTS

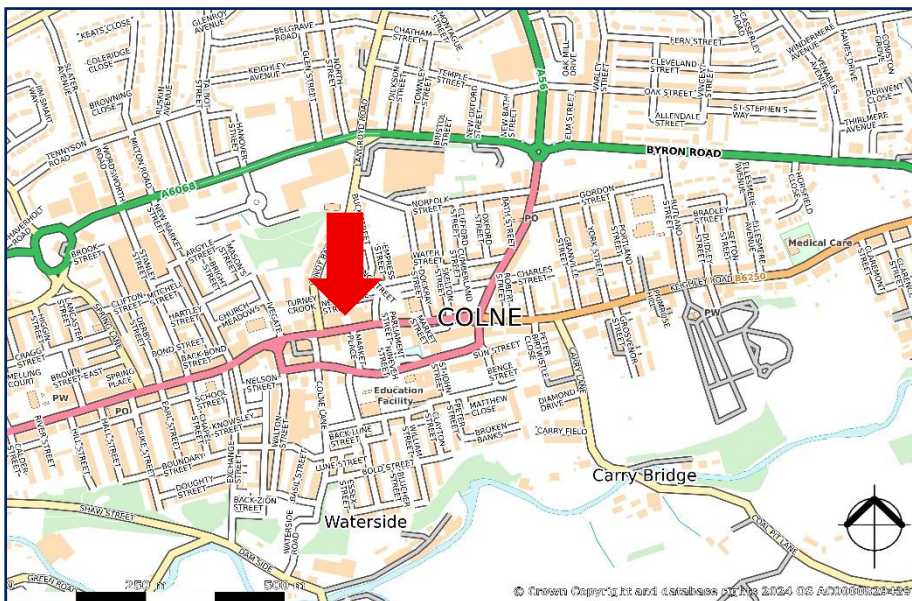
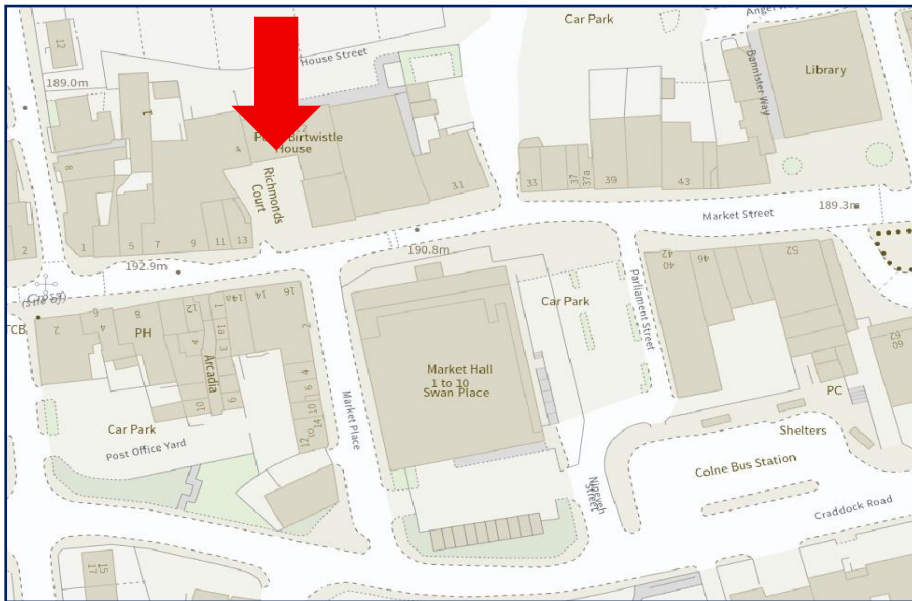
Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant 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.
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