

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



UNIT 9 SHACKLETON HALL CHURCH STREET COLNE BB8 0LG

- Unique arcade style retail units.
- Prestigious Listed building
- Close to Colne town centre.
- Unit 9 available.
- 17.74 sq. m (191 sq. ft.)

LOCATION

Situated on Church Street close to where it becomes Albert Road the main arterial route into Colne town centre.

Shackleton Hall is at the edge of the main town centre area with all the main amenities within walking distance.

DESCRIPTION

Prestigious retail arcade dating back to 1888 which was completely refurbished retaining many of the original features.

The ground floor arcade provides various retail units each with their own period shop front.

AVAILABLE ACCOMMODATION

Unit 9 17.74 sq. m (191 sq. ft.)

All areas are on a net internal basis.

SERVICES

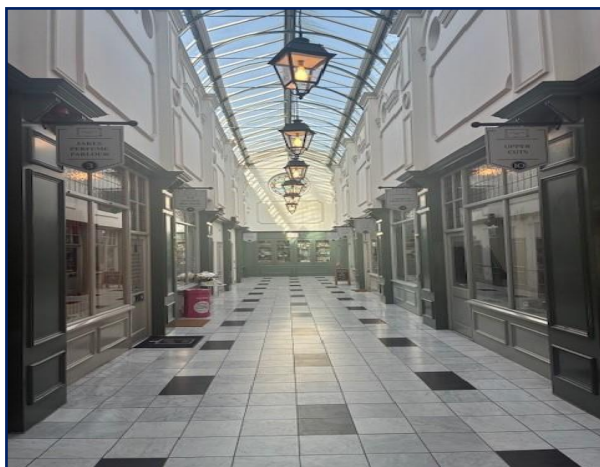
Mains water and electric are available. These are separately metered via a landlord's supply.

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 Rateable value of £1,400 we are verbally informed with effect from the 1st April 2026. Small Business Rates Relief will be available to appropriate companies.



RENTAL

£1,528 per annum.

The rental to be payable monthly in advance.

LEASE TERMS

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

SERVICE CHARGE

A Service Charge is levied to cover management and maintenance of the common areas. The Service Charge also includes buildings insurance. The current Service Charge is £1,146 per annum.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

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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