



## END PARADE RETAIL PREMISES WITH LIVING ACCOMMODATION ABOVE

### FOR SALE

46-48 Glen Street  
Colne  
Lancashire  
BB8 9EW

Size: 214.02 sq. m (2303.79 sq.ft.)

- Substantial mixed use property.
- Close to North Valley retail park with near by occupiers including Matalan, Aldi, Lidl, KFC and McDonalds.
- Close to town centre amenities and motorway links.
- Ideal investment opportunity.

## LOCATION

The property is situated on Glen Street which is in close proximity to North Valley Road (A6068), the main arterial road between East Lancashire and Yorkshire. The property is also within a short distance from Colne town centre, with North Valley retail park being immediately opposite. The property is within 1 mile of junction 14 of the M65.

## DESCRIPTION

A substantial end terrace property of stone construction beneath a pitched slate roof. The property comprises of a ground floor lock up shop, previously occupied for a number of years as a convenience store, together with separate living accommodation to the first and second floors. Internally the ground floor shop comprises of an open plan sales area with a rear storeroom and WC facilities. The first floor living accommodation is separately accessed off Keighley Avenue and comprises five bedrooms, two reception rooms, kitchen, bathroom and WC facilities. Externally there is an additional yard to the rear. The accommodation would be suitable for full residential conversion subject to obtaining the appropriate planning consent.

## ACCOMMODATION

Ground Floor Sales Area  
Store  
WC

**Total: 94.25 sq. m (1014.53 sq.ft)**

First Floor  
Two Reception Rooms  
Five Bedrooms  
Kitchen  
Bathroom and WC

**Total: 119.82 sq. m (1289.79 sq.ft)**

**GIA: 214.00 sq. m (2303.79 sq.ft)**

## SERVICES

The property has the benefit of all mains services including gas central heating.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

## PLANNING

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

## BUSINESS RATES/ COUNCIL TAX

We are informed by the Valuation Office Agency Website that the ground floor shop has a Rateable Value of £4800 per annum (2017/18).

The first floor flat has a separate council tax banding – Band A.

## PRICE

£110,000 (One hundred and ten thousand pounds).

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## VAT

All prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
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