



FOR SALE

Retail Investment Opportunity 4-6 Market Street, Colne BB8 9HR Size: 116.43 sq.m (1,253.2 sq. ft)

LOCATION

The property is located on Market Street offering a prime retail location in the centre of Colne.

DESCRIPTION

A two storey stone built property comprising of ground floor retail area with office and first floor open plan accommodation. The ground floor is currently used as a Cash Converter retail outlet.

ACCOMMODATION

Ground Floor

Retail area 460 sq.ft (42.74 sq.m)
Office with kitchen and WC 155.2 sq.ft (14.42 sq.m)

First Floor

Net internal floor area 638 sq.ft (59.27 sq.m)
1,253.2 sq.ft (116.43 sq.m)

TENANCIES

Ground Floor

The property is occupied by way of an agreement that expired on the 30th June 2011 and the Tenant is holding over. The current rent is £8,000 p.a. Copies of the Agreement are available on request.

PRICE

£115,000 (One hundred and fifteen thousand pounds)

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £7,800 (2018/19).

VIEWING

By appointment

Tel: 01282 456677

Email: commercial@petty.co.uk

Fax: 01282 830700

Website: pettycommercial.co.uk

Petty Chartered Surveyors, Imperial Chambers, Manchester Road, Burnley, BB11 1HH