

Imperial Chambers Manchester Road Burnley, Lancashire BB11 1HH **T. 01282 456677**

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SUBSTANTIAL MIXED USE INVESTMENT PREMISES

FOR SALE

115-117 Albert Road Colne Lancashire BB8 0BT Prominently located mixed use premises

- Double fronted ground floor retail accommodation
- Three tenanted self-contained apartments currently producing £19,680 per annum
- Potential for re-development of the ground floor to suit alternate uses subject to Planning Consent

Size: 460.5 sq.m (4,956.86 sq.ft)

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LOCATION

The property occupies a prominent end parade position on Albert Road, the main arterial route into the centre of Colne, benefiting from a good level of passing traffic. A number of established occupiers are within the near vicinity including several licenced bars, restaurants and a number of other independent retailers and professional occupiers. Albert Road is conveniently located for access to Junction 14 of the M65, which is within approximately 1/2 mile.

DESCRIPTION

A substantial end parade property of traditional stone contruction beneath a pitched slate roof. The ground floor comprises a double fronted retail unit comprising a front sales area, two offices, kitchenette, WC facilities and a rear garage with additional mezzanine storage. The first and second floors comprise three selfcontained apartments which are separately accessed via a communal courtyard to the rear of the building. Apartments 1 and 2 each comprise two bedrooms, lounge and kitchen/dining room. Apartment 3 comprises a larger maisonette arranged over the first and second floors.

The accommodation is well presented throughout and Apartment 2 has recently undergone a full refurbishment.

The ground floor accommodation has been occupied for a number of years by a Graphic Design company however would lend itself to a variety of retail and potentially alternate uses subject to the appropriate planning consent.

ACCOMMODATION

Ground Floor

Sales area	57.42 sq.m (618.04 sq.ft)
Office 1	40.98 sq.m (441.13 sq.ft)
Office 2/kitchenette	35.16 sq.m (378.45 sq.ft)
Garage/workshop	42.52 sq.m (457.72 sq.ft)
Mezzanine Storage	20.85 sq.m (224.38 sq.ft)
First Floor	
Apartment 1	

Apartment 1

2 bedrooms Lounge Kitchen/Dining Room

Bathroom 61.03 sq.m (656.96 sq.ft)

Apartment 2

2 bedrooms

Lounge	
Kitchen/Dining Room	
Bathroom	49.76 sq.m (535.63 sq.ft)
Second Floor	
Maisonette Apartment	
2 bedrooms	
Lounge	
Kitchen/dining room	
Bathroom	105 sq.m (1,130.21 sq.ft)
Lower Ground Floor	
Basement storage	47.78 sq.m (515.34 sq.ft)

GIA

460.5 sq.m (4,956.86 sq.ft)

TENANCIES

Apartment 1

Currently let by way of an Assured Shorthold Tenancy at £550 per calendar month.

Apartment 2

Currently let by way of an Assured Shorthold Tenancy at £495 per calendar month.

Apartment 3

Currently let by way of an Assured Shorthold Tenancy at £595 per calendar month

Total gross income £19,680 per annum

SERVICES

The property has the benefit of all mains services including gas central heating to the commercial and residential accommodation.

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

The Purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Pendle Borough Council's Planning department on 01282 661661.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the ground floor has a Rateable Value of £10,500 per annum (2018/19).

The living accommodation has a separate Council Tax Banding – Band A.

Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negliguence or otherwise for any loss arising from the use of these particulars. 1114

PRICE

 $\pounds475,000$ (Four hundred and seventy five pounds

LEGAL COSTS

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

VAT

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

VIEWING

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

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