



## SUBSTANTIAL SHOWROOM PREMISES WITH ADJOINING CAR PARK

# FOR SALE

1 Windy Bank  
Colne  
Lancashire  
BB8 9HZ

Size: 426.12 sq.m (4586.70 sq.ft)

- Imposing stone built retail premises in town centre location.
- Suitable for a variety of uses subject to the appropriate Planning Consent.
- Spacious accommodation arranged over two floors together with a large basement.
- Adjoining parking facilities.

## LOCATION

The property is located on Windy Bank close to its junction with Market Street (A56), the main thoroughfare leading through the centre of Colne. Other occupants in the nearby vicinity include Santander, Tesco Express and a variety of independent retailers and other professional users.

## DESCRIPTION

A substantial stone built property occupied for a number of years as a furniture and carpet showroom. Internally, the ground floor comprises a front sales area together with three additional display rooms, a kitchenette and private office. The ground floor also comprises an adjacent single storey extension which is interconnected to the main building and can also be accessed via an adjacent car park, offering good loading facilities and parking.

The first floor comprises a series of additional showrooms and a WC. The property would suit a variety of uses including retail, restaurant or leisure use, and residential development subject to the appropriate planning consent.

Externally there is an adjacent car park which offers good parking facilities and could be further extended by the demolition of the single storey extension.

## ACCOMMODATION

### Ground floor

Front sales area

Reception area

Office

Three showrooms

Kitchenette

Single storey extension.

126.54 sq.m (2438.45 sq.ft)

### First Floor

Four showrooms

WC

151.08 sq.m (1626.21 sq.ft)

### Basement

48.50 sq.m (502.04 sq.ft)

## GIA

426.12 sq.m (4586.70 sq.ft)

## SERVICES

The property has the benefit mains electricity and water.

## 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

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £11,750 per annum (2018/19).

## PRICE

£210,000 (Two hundred and ten thousand pounds)

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate is available upon request.

## VAT

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

## VIEWING

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