



INVESTMENT OPPORTUNITY

FOR SALE

The Wooden Hut
Skipton Road
Foulridge
Colne
BB8 7PQ

Size: 39.1 sq.m 421 sq.ft

- **Income producing investment opportunity.**
- **Excellent frontage toward Skipton Road (A56).**
- **Roadside parking available.**
- **Attractively presented premises in good order.**

LOCATION

The property is situated in the heart of the popular village of Foulridge on Skipton Road (A56) As well as being a popular place to live there are a host of independent retailers such as Florists, Butchers, Hot Food Takeaways and Pubs. Skipton Road is the main thoroughfare that connects the village to Colne, Earby and Barnoldswick. There is parking available to the front of the property with a bus stop immediately adjacent.

DESCRIPTION

A detached retail premises of stone construction under a pitched slated roof which spans across two floors. The ground floor comprises a fully glazed frontage with a reception to the front and hair salon to the rear. At the lower ground floor level there is a kitchenette, WC and additional storeroom. The property is currently occupied by Colour Hut by Danielle who are a ladies hairstylist.

ACCOMMODATION

Ground Floor

Reception	7.1 sq.m	76.6 sq.ft
Hair Salon	9.2 sq.m	99.1 sq.ft

Lower Ground Floor

	10.4 sq.m	112.5 sq.ft
WC	3.8 sq.m	9.4 sq.ft
Store	10.5 sq.m	113.4 sq.ft

GIA **39.1sq.m** **421.0 sq.ft**

SERVICES

We are advised that the property has the benefit of all mains services.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £2,500 per annum (2018/19).

PRICE

£79,950 (seventy nine thousand nine hundred and fifty pounds).

LEASE TERMS

The property is let for a three year term at a rent of £5,700 per annum. The lease is available for inspection on request.

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

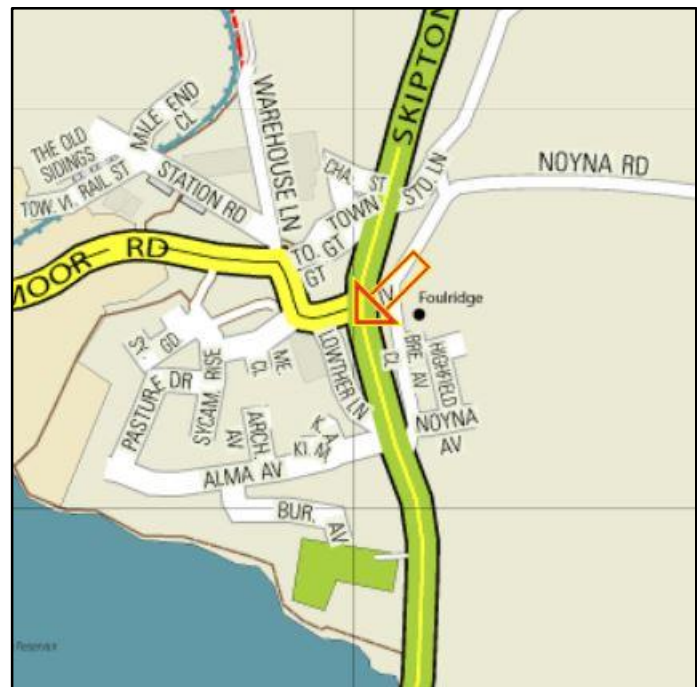
VIEWING

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

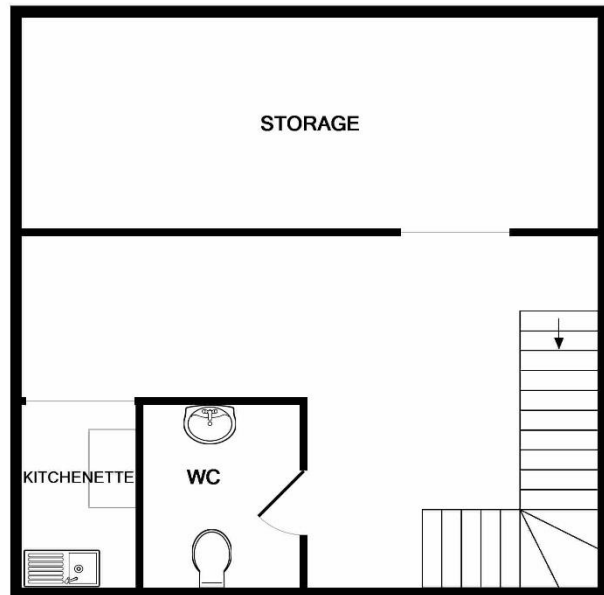
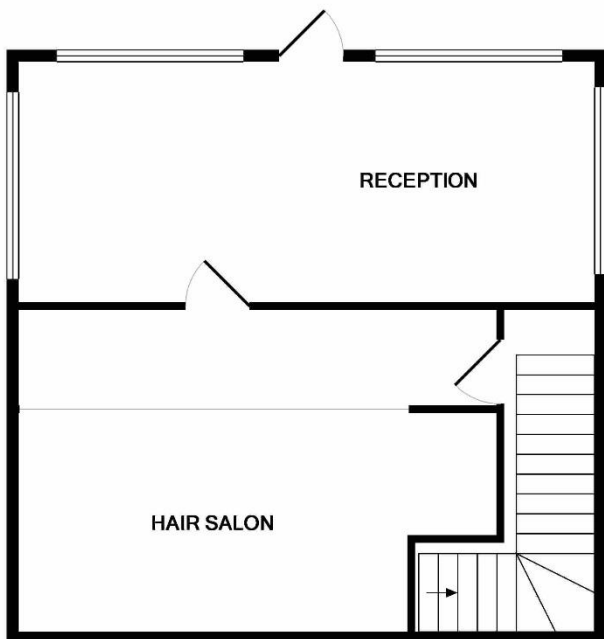
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TOTAL APPROX. FLOOR AREA 39.1 SQ.M. (421 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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