

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
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**FOR SALE**



**3-7 KEIGHLEY ROAD  
COLNE  
BB8 0LP**

- Prominent showroom premises.
- Substantial first and second floor living accommodation.
- Of interest to owner-occupiers and investor/developers.
- Ground floor sales 153.75 sq. m. (1,655 sq. ft.)

## LOCATION

Situated on Keighley Road close to its junction with Skipton Road (A56) the main arterial route through Colne town centre. The property is located at the junction of Keighley Road and Robert Street.

Colne town centre and all of its amenities are within walking distance with the town centre currently undergoing major inwards investment including redevelopment of the Market Hall and the refurbishment of both the Municipal Hall and Pendle Hippodrome.

Colne is located approximately six miles to the North East of Burnley and lies within the Borough of Pendle.

## DESCRIPTION

Three-storey premises of traditional construction beneath a pitched slated roof.

The ground floor provides an open plan showroom area along the full frontage to Keighley Road and also to Robert Street. The ground floor also to the rear includes kitchen area, rear stores and office. The ground floor provides access to an extensive basement which provides useful further storage accommodation. The full frontage of the showroom area benefits from an external canopy over the pavement.

The upper floors provide an extensive private flat.

The first floor currently comprises bedroom with walk-through lounge/snug, further bedroom, games room, wet room, third bedroom, laundry and office. Also within the first floor are the staff WC's for the ground floor showroom.

The second floor provides two further bedrooms, house bathroom, lounge/dining room, snug, kitchen and bathroom.

The snug area also provides access to a private external decking area from double width UPVC doors.

## EXTERNALLY

To the rear of the property accessed from Robert Street is a rear yard area for parking and loading.

## SERVICES

All mains services are available. The property benefits from a gas fired hot water central heating system. It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

## ACCOMMODATION

### Ground floor

Showroom area	153.75 sq.m. (1,655 sq. ft.)
Rear Kitchen	4.06 sq. m. (44 sq. ft.)
Rear office/store	12.97 sq. m (140 sq. ft.)
Small store	6.88 sq. m. (74 sq. ft.)

### First floor

Bedroom including walk-through lounge/snug	33.75 sq. m. (363 sq. ft.)
Bedroom	15.54 sq. m. (167 sq. ft.)
Games room	32.34 sq. m. (348 sq. ft.)
Spare bedroom	22.08 sq. m. (245 sq. ft.)
Office	10.24 sq. m. (110 sq. ft.)
Laundry room	5.61 sq. m. (60 sq. ft.)
Wetroom	4.51 sq. m. (49 sq. ft.)

Also two staff WC's for the ground floor showroom.

### Second floor

Bedroom	17.02 sq. m. (183 sq. ft.)
Bedroom	20.06 sq. m. (216 sq. ft.)
Lounge/dining room	40.17 sq. m. (432 sq. ft.)
Snug	5.76 sq. m. (62 sq. ft.)
Kitchen	16.88 sq. m (182 sq. ft.)
Bathroom	7.54 sq. m. (81 sq. ft.)
House bathroom	12.02 sq. m. (129 sq. ft.)

Basement	176.88 sq. m. (1,904 sq. ft.)
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All areas are quoted on a net internal basis.

## RATING

We are verbally informed by the Local Authority that the property currently has two rateable values.

### Ground floor

Rateable Value £13,750

### Lower ground floor

Rateable Value £6,400

The residential accommodation is within Band B for Council Tax purposes.

## TENURE

Freehold.

## PRICE

**£495,000**

## VAT

VAT is not applicable we are informed.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

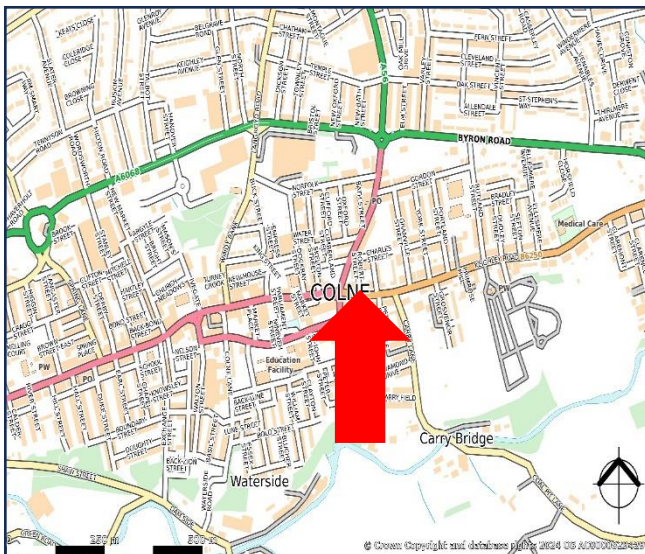
## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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