

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET
DUE TO RELOCATION



12-16 DOCKRAY STREET COLNE BB8 9HT

- Available via sublease or assignment.
- Open plan town centre shop premises.
- Useful basement storage.
- Close to Colne Library.
- Adjacent occupiers include Farmfoods, Tesco Express and Boots.
- Ground floor sales area 96.36 sq. m (1,037 sq. ft.).

LOCATION

Situated on Dockray Street just off Market Street (A56) the main arterial route through Colne town centre.

The property is opposite Colne Library on a street of predominantly independent retailers however, in the vicinity on Market Street are many national names including Greggs, Farmfoods, Boots Pharmacy, Savers and Tesco Express.

DESCRIPTION

Ground floor triple unit shop premises providing predominantly open plan sales in two units with further sales within the third unit.

Within the ground floor is a staff kitchen area with WC.

The property also provides useful basement storage.

The shop areas benefit from vinyl floors throughout with suspended ceilings.

ACCOMMODATION

Ground Floor

Main sales area	68.09 sq. m (733 sq. ft.)
Further sales area	28.27 sq. m (304 sq. ft.)
Staff kitchen/office	10.57 sq. m (114 sq. ft.)
Basement storage	97.25 sq. m (1,047 sq. ft.)

All areas are quoted on a Net Internal Basis.

SERVICES

All mains services with the exception of gas are available. The shop area is heated via wall mounted electric heaters.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.



PLANNING

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

RATING

The property has a current Rateable Value of £13,250 we are verbally informed by the Local Authority.

LEASE TERMS

The property is current let from the 1st November 2020 for a term of 10 years on full repairing and insuring terms. The landlord insures the property and recharges the tenant.

The rent is payable quarterly in advance with the current passing rental being £17,000 per annum.

The property is available either by way of an assignment of the current lease or a sublease. A copy of the current lease is available upon request.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Certificate Rating of D valid until the 11th November 2030. A copy is available upon request.

LEGAL COSTS

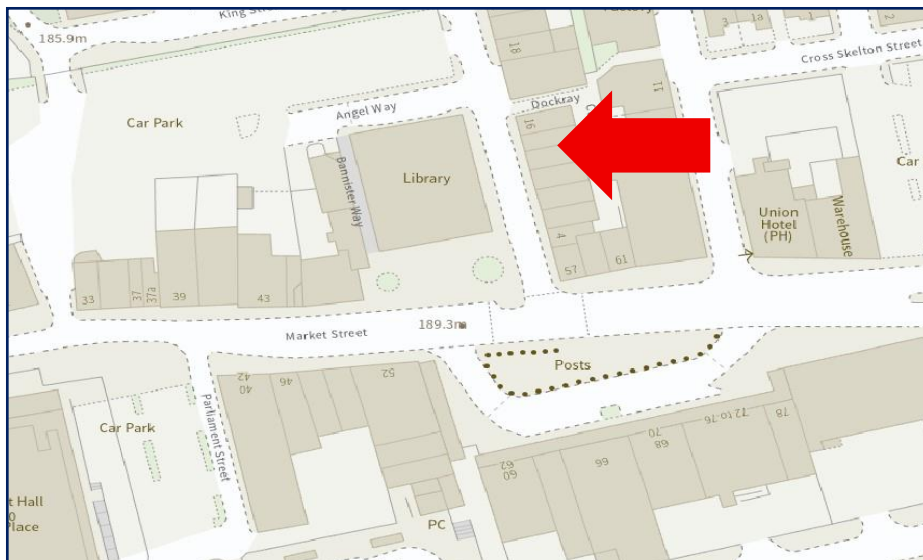
Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant 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.
Our Ref: MC.KC.2605.16929 Email: michael@tdawson.co.uk



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**
COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk