

PROPERTY PARTICULARS

RETAIL/INVESTMENT

**TREVOR
DAWSON**

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

FOR SALE



11 NEW MARKET STREET COLNE BB8 9BJ

- Of interest to owner occupiers and investors.
- Ground floor shop let producing £6,000 per annum.
- Separate upper floor flat currently vacant.
- Ground floor sales area 36.62 sq. m. (394 sq. ft.)
- Potential for extra rental income by letting the flat.

LOCATION

Situated at the top of New Market Street which is accessed from Albert Road (A56) the main arterial route into Colne town centre.

Colne town centre and all its amenities are within walking distance.

Colne town centre is currently the subject of major investment including the full refurbishment of the market hall.

DESCRIPTION

Mid-terrace property providing ground floor retail accommodation together with separately accessed upper floor flat.

The property is of traditional stone construction beneath a pitched slate roof.

The shop has a traditional timber shop front and internally provides a main frontal sales area together with further sales at the rear. External WC.

Accessed from the rear yard is a flat which comprises kitchen area within the ground floor. The first floor is divided to provide shower room, WC, living room and two bedrooms. There is a further bedroom within the roof space.

ACCOMMODATION

Ground Floor

Frontal Sales Area	24.21 sq. m. (261 sq. ft.)
Rear Sales	12.41 sq. m. (133 sq. ft.)

All areas are quoted on a Net Internal basis.

Flat

Ground Floor kitchen	5.99 sq. m. (64 sq. ft.)
First floor comprising shower room, WC, living room and two bedrooms	48.13 sq. m. (518 sq. ft.)
Attic bedroom	17.98 sq. m. (194 sq. ft.)

All areas are quoted on a Gross Internal basis.

EXTERNALLY

A small rear yard area.

SERVICES

All mains services are available. We are informed that the two units are separately metered for utilities. The flat benefits from a gas fired hot water central heating system.

SERVICES RESPONSIBILITY

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.

TENURE

Freehold we are informed.

TENANCY

The ground floor is currently let by way of a 10 year lease from the 18th January 2024 at a current passing rental of £6,000 per annum. The tenant is responsible to keep the property in good and substantial repair. The landlord is responsible for buildings insurance.

A copy of the agreement is available upon request.

PRICE

£150,000

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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