

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

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

FOR SALE



**8 CHURCH STREET
COLNE
BB8 0LG**

- Prominent main road town centre location.
- Former residential flat with side entrance at second floor.
- Potential for first floor residential subject to planning.
- Rate free under the Small Rates Relief Business Scheme.

LOCATION

On the A56 town centre one way system opposite Colne Lane and at the start of Market Street.

DESCRIPTION

A three-storey end terrace property of stone construction with stone roof and attractive timber frontage with upper floor sash windows. At ground floor sales, storage and WC at first floor and a former flat currently used as storage at second floor.

To the side of the building is the entrance to Black Horse Yard dating to the early 19th Century providing access to cottages to the rear of the subject building. The entrance to the former second floor flat is off this yard. The demise includes a small stone building across the yard and used for storage. There is street parking directly outside.

ACCOMMODATION

Ground Floor

Sales	41.01 sq. m (441 sq. ft.)
Rear utility extension	4.87 sq. m (52 sq. ft.)

First Floor and WC	39 sq. m (420 sq. ft.)
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Second Floor (former flat) (Gross Internal Area)	42.23 sq. m (455 sq. ft.)
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Basement

Storage	21.31 sq. m (229 sq. ft.)
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EXTERNALLY

Storage building off rear yard	12.08 sq. m (130 sq. ft.)
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SERVICES

All mains services are connected. There is gas central heating to the ground floor and first floor and a separate electrical meter to the second floor.

SERVICES RESPONSIBILITY

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

PLANNING

The building lies within the Albert Road Conservation Area. Any queries on planning contact Pendle Borough Council on 01282 661661. The current Class Use is E.

RATING

The Rateable Value for the whole building is £7,300 entitling a sole occupier to 100% discount on rates payable under the Small Business Rate Relief Scheme. Contact Pendle Rating to confirm.

TENURE

Freehold.

PRICE

£195,000

VAT

VAT is not charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms an Energy Rating of D.

LEGAL COSTS

Each party to pay their own costs incurred.

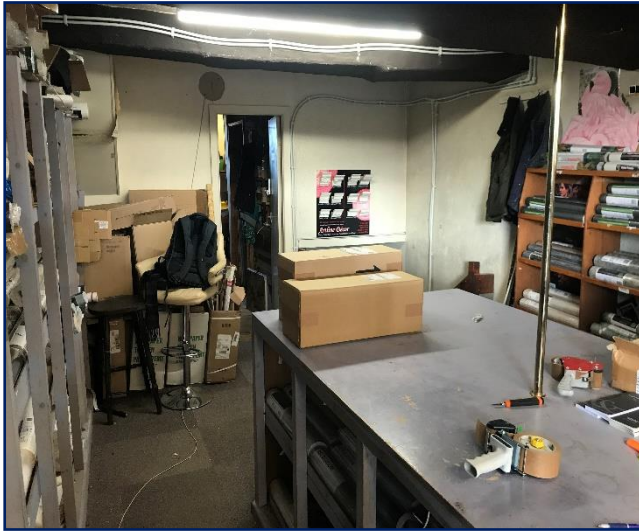
MONEY LAUNDERING

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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