



Commercial Yard in Excellent Main Road Location

TO LET

**YARD
2 KEIGHLEY ROAD
COLNE
LANCASHIRE
BB8 0JL**

3,676 Sq Ft (341.5 Sq M)

- Approximately 3,676 sq. ft. gated compound offering ample space for secure external storage.
- Prime trading position on busy main road on the edge of Colne Town Centre.
- Gated compound featuring hardcore surfacing.
- Ideal car sales pitch, also suitable for various external storage uses.
- Available for immediate occupation.

Location

The site benefits from a prominent roadside location on Keighley Road, offering excellent visibility and immediate access to the A56 (Skipton Road). This prime spot is only a short distance from Colne town centre and less than 1 mile from Junction 14 of the M65 motorway, linking easily to the wider North West network.

Other occupiers in the nearby vicinity include Tesco Express, Boots, Domino's and Colne Market .

Description

A secure commercial yard extending to 3,676 sq. ft. with hardcore surfacing, ideally suited for vehicle sales, parking, or material storage. The perimeter is fully enclosed and secured by gated access.

The site occupies a prominent roadside position on Keighley Road, a key arterial route providing excellent exposure and accessibility. It is located in close proximity to the A56 (Skipton Road) and offers direct access to Colne town centre. The site is situated less than 1 mile from Junction 14 of the M65 motorway network.

A well established commercial and residential location, Keighley Road is closely positioned to various established businesses including national operators such as Tesco Express, Boots Pharmacy, and Domino's.

Site Investigation

341.5 sq.m 3,676 sq.ft



Planning

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

Rent

£700 pcm

Business Rates

To be assessed.

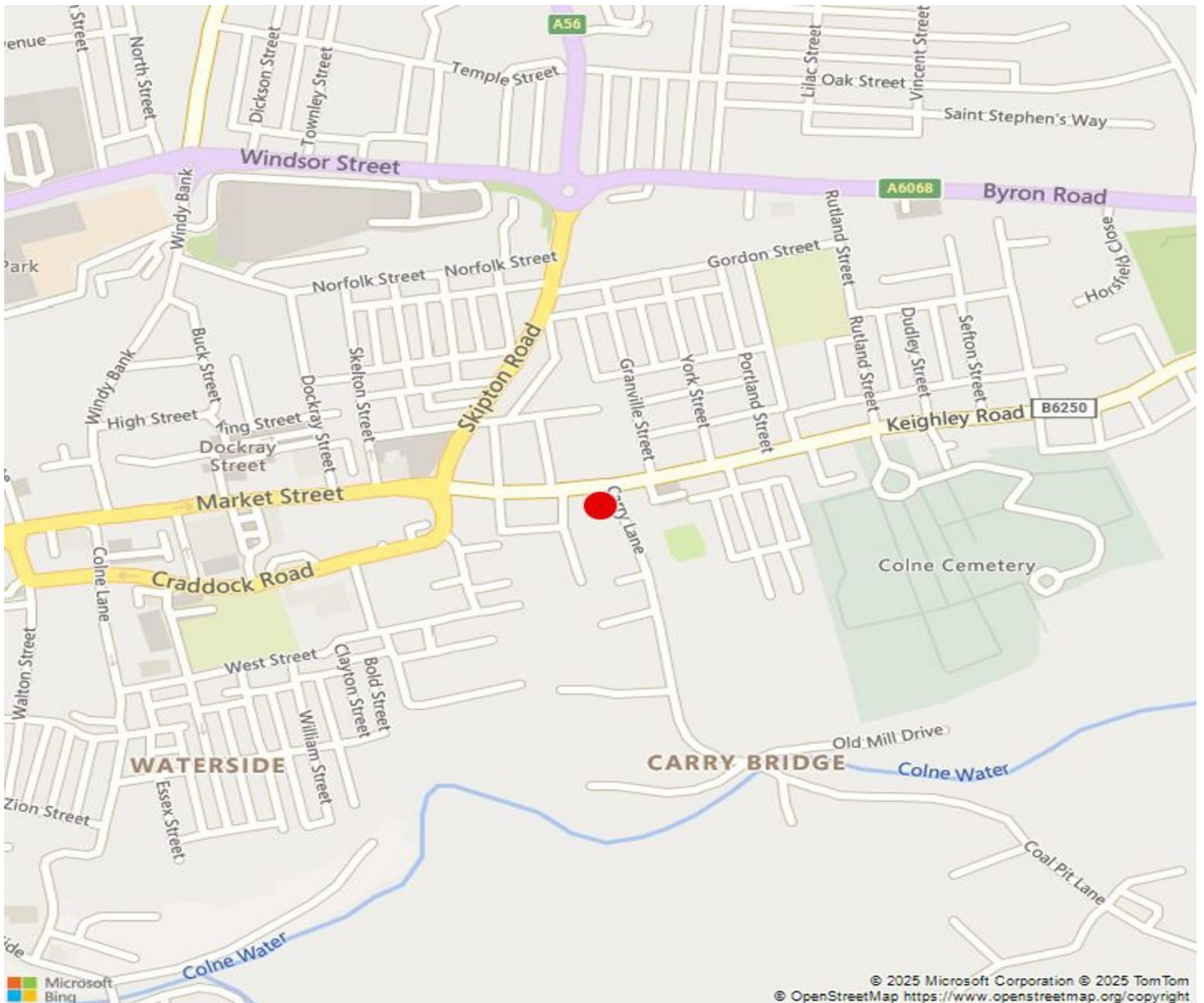
Services

No mains services are currently available to the site.

Terms

The site is available by way of a new lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT at
the prevailing rate.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

