



Prominent Retail Premises With Parking Adjacent

TO LET

**204 KEIGHLEY ROAD
COLNE
LANCASHIRE
BB8 0LP**

640 Sq Ft (59.46 Sq M)

- An excellent retail unit with open ground floor.
- First floor storage / office.
- Customer parking to the front of the property.
- Popular retail location within close proximity to Colne town centre.

Location

The property is situated on Keighley Road, a busy location which provides direct transport links from Colne through to Keighley and Skipton. Situated on the outskirts of Colne town centre the property is within a short drive from the centre and all its amenities. North Valley Road (A6068) which links junction 14 of the M65 approximately 1 ½ miles distance.

Description

The property comprises of modern retail accommodation arranged over two floors. The ground floor comprises of an open plan sales area to the rear of which is a kitchenette. There is suspended ceiling in the property which is fitted to a good standard with attractive display cabinets to one wall.

The first floor comprises of an open plan room together with a separate WC with wash hand basin.

Accommodation

Ground Floor

Sales Area 40.68 sq.m. (437 sq.ft.)

First Floor

Room 1 18.90 sq.m (203 sq.ft.)

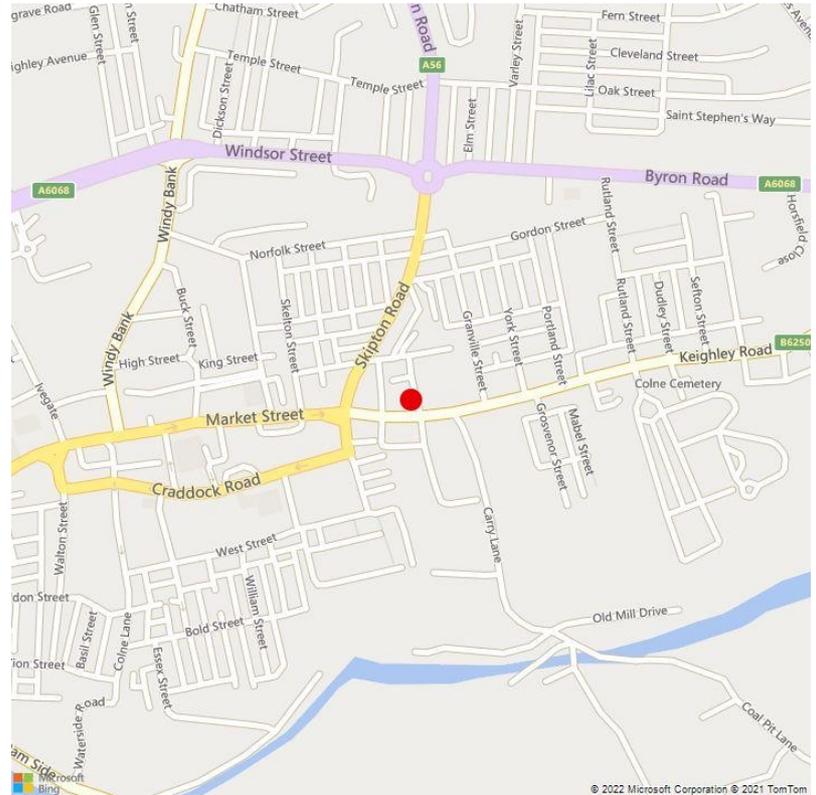
G.I.A 59.50 sq.m (640 sq.ft)

Services

The property has services of mains water and electricity, there is a dual air conditioning / heating unit to the shop

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Price

£750 pcm.

Business Rates

We are informed by the Valuation Office Agency web site that the property has a rateable value of £4100 per annum (2021/22). Small business rates relief may be available. Please contact the local rating department on 01282 661661 to confirm the rates payable.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

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.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

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.