



Restaurant/Bar In Prominent Roadside Location With Living Accommodation

TO LET

**78 ALBERT ROAD
COLNE
LANCASHIRE
BB8 0AG**

2,572 Sq Ft (238.94 Sq M)

- Prominent main road frontage.
- Good footfall with plenty of passing traffic.
- Fully licensed
- Large cellar

Location

The property is situated on the edge of Colne town centre in a prominent location adjacent to a number of established occupiers; including Tubbs restaurant, several licensed bars and eateries along with independent retail outlets. Colne is conveniently located for access to junction 14 of the M65, which is within approximately one mile.

Description

A mid parade property that has been used as restaurant with living accommodation for a number of years and is fully licensed. The ground floor comprises of a bar and large dining area along with a disabled WC. The kitchen extends to the rear and is fitted with 2 large multi burner gas cookers; 2 large sinks and a number of large fridges and freezers.

Further ladies and gents WC's are on the first floor together with access to private living accommodation. The living accommodation comprises of a lounge, bedroom and shower room on the second floor.

The property also benefits from a large cellar which can be accessed both from the rear yard and via a staircase from the ground floor.

Accommodation

Ground Floor

Bar/Dining Area 39.25 sq m 422.48 sq ft
Dining Room 22.911 sq m 246.61 sq ft
Kitchen 27.27 sq m 298.37 sq ft

First Floor

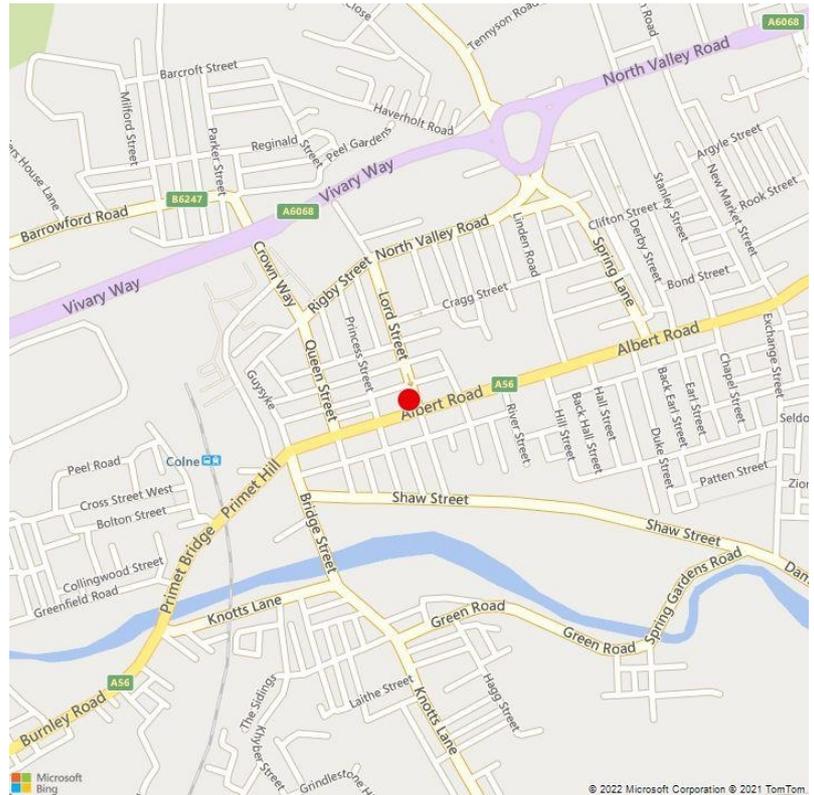
Lounge 21.98 sq m 236.59 sq ft
Bedroom 14.18 sq m 152.63 sq ft

Services

The property has the benefit of all mains services including water, gas and 3 phase electricity.

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.



Planning

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

Price

£19,000 (nineteen thousand pounds) per annum

Business Rates

We are informed by the landlord that the current Rateable Value is £7,400 pa for the restaurant. The flat is in Council Tax Band A

Terms

The property is available by way of a new full repair and insuring lease for a minimum of 12 months. The landlord will re-charge the tenant for buildings insurance.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is 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.