



## Deceptively Spacious Former Doctors Surgery and Funeral Directors, Suitable for a Variety of Uses.

### FOR SALE

**4 RICHMOND COURT  
COLNE  
LANCASHIRE  
BB8 9HR**

**1,781 Sq Ft (165.45 Sq M)**

- Substantial freehold, two storey property.
- Good quality internal fit out.
- May suit various uses including, office, dental practice, aesthetics clinic, a training facility or similar.
- Car parking for 2 vehicles at the rear and several public car parks in the immediate vicinity.
- Convenient town centre location with neighbouring occupiers including Althams Travel, Tesco Express and Colne Market and Boots Opticians.

### Location

The property is situated within Colne town centre with access directly off Richmond Court, an attractive paved area with mature trees. There is a secondary access to the rear of the property which is accessed off the main car park on Market Street. Colne is a popular retail location with a wide range of retail traders including Boots, The Coop and Greggs. Junction 14 of the M65 is an approximate 1 mile drive providing easy access to the national motorway network.

### Description

A substantial stone built property with its accommodation arranged over 2 floors.

The property was a few years ago occupied by the NHS and they undertook a substantial refurbishment program converting the accommodation into a range of private rooms. Currently the accommodation on the ground floor comprises of a reception / waiting area, four private offices, a disabled WC facility and utility room, together with a storage facility and separate WC.

The first floor comprises of two good sized offices, one incorporates a kitchenette area.

Externally at the rear of the property there is car parking for at least two vehicles.

### Accommodation

Ground Floor - 1242 sq.ft (115.3 Sq.m)

Reception  
Private office  
Storage facility

First Floor - 939 sq.ft (50.14 sq.m)

Offices

### Planning

The purchaser must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661



**Price**

£199,950

**Business Rates**

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,500 per annum (2017/present).

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

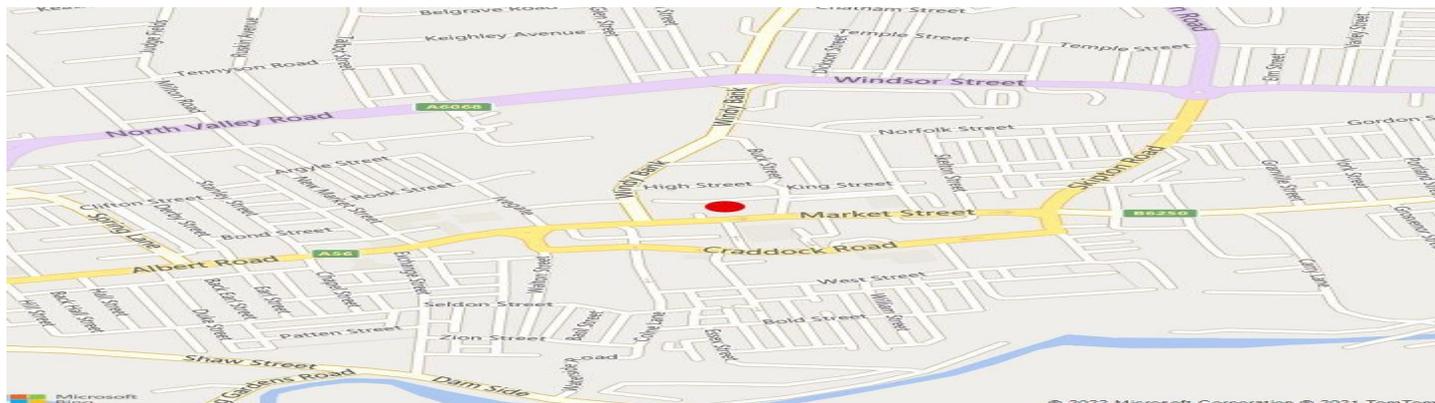
**Services**

The property has the benefit of all mains services including gas fired central heating. the majority of the ceilings are finished with suspended tiles and the accommodation is carpeted throughout. There is a burglar alarm system and an electrically operated security grills to the Richmond Court entrance.

**Services Responsibility**

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





## Additional Information

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

### 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.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## 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.

