



RETAIL PREMISES WITH LIVING ACCOMMODATION ABOVE

FOR SALE

79 Keighley Road
Colne
Lancashire
BB8 0QF

Size: 102.78 sq.m (1,106.33 sq.ft)

- Mixed use premises in popular location.
- Ground floor retail accommodation with excellent frontage on to Keighley Road.
- Self-contained one bedroomed flat above.
- Within closed proximity to Colne town centre and its amenities.

LOCATION

The property occupies a mid-parade position on Keighley Road which is a short distance from Colne town centre. North Valley Road (A6068), which links to Junction 14 of the M65 motorway is within a short distance drive.

DESCRIPTION

A mid-parade property of traditional stone construction beneath a pitched slate roof. The property comprises a ground floor retail unit with an open plan sales area, kitchenette and WC facilities, together with a basement offering ample storage space.

The first floor accommodation which is separately accessed to the rear of the building, comprises a kitchen, spacious living room, bathroom and a large bedroom to the second floor.

ACCOMMODATION

Ground Floor Retail

Sales area
Store room
Kitchen 37.34 sq.m (401.97 sq.ft)

First Floor Flat

Living Room
Kitchen
Bathroom 35.65 sq.m (383.75 sq.ft)

Second Floor

Bedroom 23.05 sq.m (248.08 sq.ft)

Lower Ground Floor

Storage
WC

GIA 102.78 sq.m (1, 106.33 sq.ft)

SERVICES

The property has the benefit of all mains services.

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.

PLANNING

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

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the ground floor shop has a Rateable Value of £3800 per annum (2018/19). The first floor flat has a separate Council Tax Banding – Band A.

PRICE

£95,000 (Ninety five thousand pounds).

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

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

VIEWING

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