

**REDUCED**



**SUBSTANTIAL STONE BUILT PREMISES FORMERLY  
OCCUPIED AS LICENCED BAR/ RESTAURANT.**

## FOR SALE

62 Albert Road  
Colne  
Lancashire  
BB8 0AG

Size: 279.62 sq.m (3,010 sq.ft)

- **Attractive, double fronted premises with prominent frontage to Albert Road.**
- **Ground and lower ground floor commercial accommodation formally occupied as a licenced bar / restaurant.**
- **Spacious living accommodation to the upper floors.**
- **Popular location benefiting from a good level of passing traffic.**
- **A number of well established occupiers within the near vicinity.**

## LOCATION

The property is situated on the edge of Colne town centre in a prominent location adjacent to a number of established occupiers including, several licenced bars, restaurants and independent retailers and professional occupiers.

Albert Road is the main arterial route leading into the centre of Colne, and benefits from a good level of passing trade. Colne is conveniently located for access to junction 14 of the M65, which is within approximately 1 miles distance.

## DESCRIPTION

A substantial end parade property of stone construction beneath a pitched slate roof. For a number of years the property has been occupied as a licenced bar / café and was previously occupied as a restaurant with spacious living accommodation to the upper floors.

The accommodation briefly comprises on the ground floor a bar / seating area together with a secondary raised seating area. To the rear of the ground floor is an open plan kitchen which provides access to a large cellar providing ample storage. The first floor comprises male and female WC facilities for the restaurant, a separate bathroom with WC for the former living accommodation, together with two large reception rooms and a bedroom. An additional two bedrooms are located within the attic. The property features an attractive full height double bay window with a stone flagged seating area to the front. A deceptively spacious property which would lend itself to a variety of commercial uses, with the potential to convert the upper floors into a self contained large apartment, subject to the appropriate planning consent.

## ACCOMMODATION

### Ground floor

Bar / restaurant	88.63 sq.m	900 sq.ft
Kitchen	19.74 sq.m	212 sq.ft

### First floor

Male & Female WC's		
Bathroom		
Reception room 1	20.77 sq.m	223 sq.ft
Reception room 2	21.39 sq.m	230 sq.ft
Bedroom 1	11.50 sq.m	123 sq.ft

### Attic

Bedroom 2	22.63 sq.m	243 sq.ft
Bedroom 3	26.82 sq.m	288 sq.ft

### Lower ground floor

<u>and cellar</u>	73.52 sq.m	791 sq.ft
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<b>Total Net Internal</b>	<b>279.62 sq.m</b>	<b>3,010 sq.ft</b>
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## SERVICES

The property has the benefit of all mains services.

## SERVICES RESPONSIBILITY

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

## PLANNING

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

## BUSINESS RATES

We are informed by the Valuation Office Agency website that the commercial accommodation has a Rateable Value of £7,200 per annum (2021/22). The first and second floor living accommodation has a separate Council Tax Band – Band A

## PRICE

£225,000 (two hundred and twenty 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 may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
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