



PROMINENT RETAIL PREMISES WITH PARKING ADJACENT.

## TO LET

204 Keighley Road  
Colne  
Lancashire  
BB8 0PL

Size: 59.50 sq.m (640 sq.ft.)

- 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.

## 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.

## RENT

**£750 pcm.**

## TERMS

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

## LEGAL COSTS

Each Party is to be responsible for their own legal costs.

## 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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