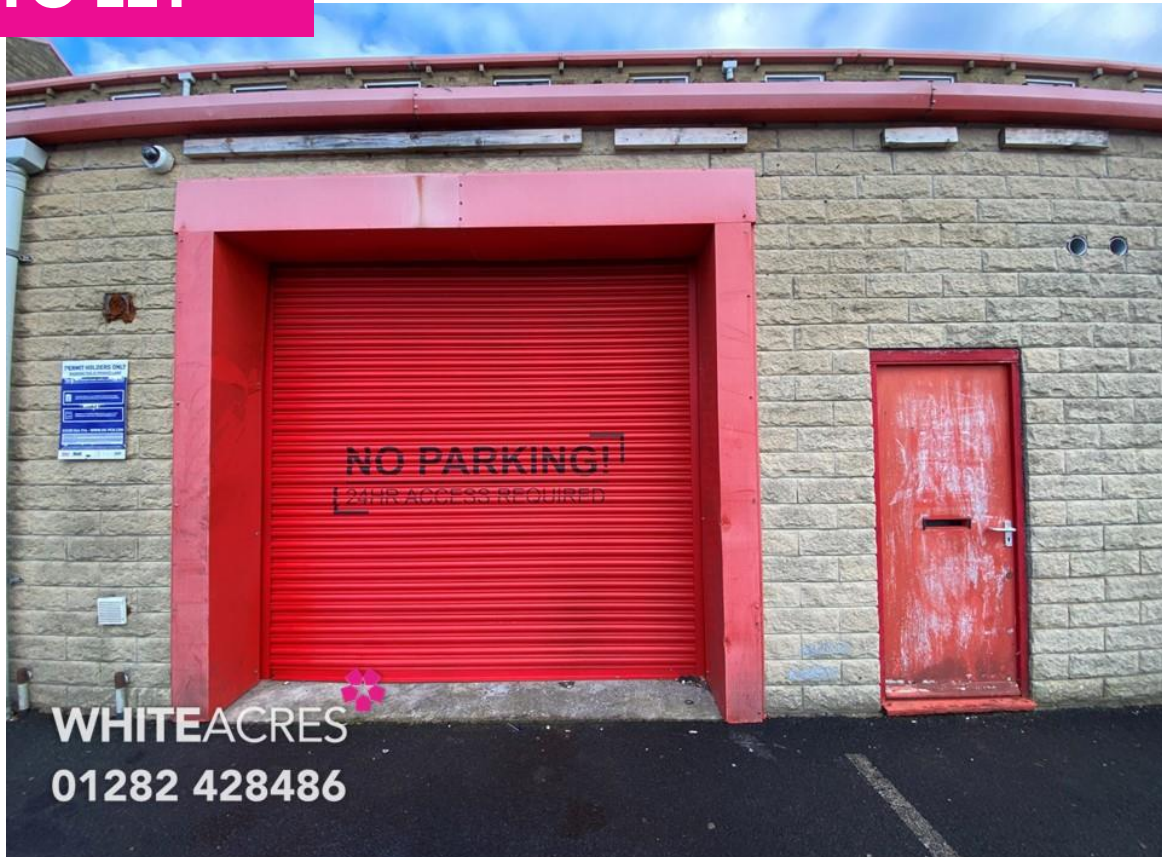


TO LET



Multi purpose unit, in an excellent location

Unit 3 Primet Business Centre, Burnley Road, Colne, Lancashire, BB8 8DQ

- ❁ Single storey workshop unit available on popular business park
- ❁ Open plan layout with kitchenette and toilet facilities
- ❁ Large shared yard for car parking and loading
- ❁ Free business rates to eligible tenants
- ❁ Extending to 500 sq ft (46.5 sq m)
- ❁ Electric roller shutter door and personnel door ideal for storage or workshop use
- ❁ Well positioned being close to Colne town centre with excellent connections to the M65
- ❁ Ideal for gym or car detailing business

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The workshop unit is located on Primet Business Centre which is a small established industrial estate on the edge of Colne Town Centre.

Primet Business Centre is also located within quarter of a mile of connections to the M65 and close to Boundary Mill and the Asda Supermarket.

Other businesses in the immediate vicinity include DFS, Argos, Lanlee Timber Supplies and Simpsons Kitchens & Bedrooms.

Description

Whiteacres are pleased to offer to the market a single storey workshop/industrial unit in the popular Pendle town of Colne.

The mid-parade unit is positioned towards the front of the estate with its own electric roller shutter door & personnel door. The workshop accommodation is mainly open plan and benefits from having its own toilet facilities & kitchenette and is suitable for various uses subject to obtaining the necessary planning consent.

Externally there is a turning circle for goods delivery vehicles and on-site car parking.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	7.5m x 6.2m	500.5	46.5

Tenure

The unit is available by way of a new lease for a term to be agreed at a rent of £595 per calendar month plus VAT.

Vat

We have been verbally informed that the rent quoted will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value is £2,550 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for the all services connected to the property including the water rates plus the estate service charge & buildings insurance cost which we understand to be £35 per calendar month plus VAT.

Services

We understand the unit has the benefit of mains electricity and water.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

The landlord has advised that he looks to secure a £500 contribution towards legal fees and the production of the lease. The initial lease term will be 12 months, and the landlord has the right to serve notice upon the expiration of the initial term.

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

