

FOR SALE



Detached headquarter office building with good access to the M65 motorway

8 Regent Street, Colne, Lancashire, BB8 8LJ

- ❁ Former Building Society data centre extending to approximately 7,511 sq ft (697.8 sq m)
- ❁ Modern detached office building providing workshop, cellular offices, meeting rooms, and amenity facilities
- ❁ Well positioned with excellent access to junction 14 of the M65 motorway
- ❁ Located close to Graham Engineering, Boundary Mill, Jewson's and an Asda supermarket
- ❁ Substantial plot offering significant redevelopment opportunities
- ❁ Modern portacabin and shipping container positioned at the rear of the site
- ❁ Ample plot with 20+ vehicle parking bays
- ❁ Ideal for business headquarters, or children's nursery/SEN school
- ❁ No VAT payable in addition to the purchase price

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

Location

The property is located on Regent Street in Colne close to a substantial Asda supermarket, Graham Engineering, Jewson's, and Boundary Mill Stores.

The site has prominent main road frontage within a very short drive of junction 14 of the M65 motorway.

The property has good access to Burnley and Pendle, and is within a 20 minute drive of Skipton, and Preston.

Description

A detached office building originally constructed by a Building Society for use as a data centre.

The detached property sits on a generous plot with a substantial car park at the front of the site for at least 20 vehicles.

The building has been occupied by Detectronic for many years, and provides numerous cellular offices, boardroom, reception, stores, and male and female toilets.

The building has male, female and disable W/C's plus walk in shower room, and a modern portacabin and a shipping container located at the rear of the site.

The site is ideal for a business headquarters, light manufacturing or alternatively would suit a children's nursery, or SEN school (subject to obtaining the necessary planning consent).

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Office Block	6,946	645.3
Portacabin External Storage	565	52.5
GIA	7,511	697.8

Purchase Price

Offers in the region of £650,000.

Vat

Whiteacres have been advised that the purchase price in relation to this property is NOT subject to VAT.

Tenure

The site is leasehold at a peppercorn ground rent, and a copy of the ground lease is available on request.

Business Rates

Whiteacres have been informed by the valuation office website that the Rateable Value for the property is £42,250 per annum with rates payable being £21,632.

The prospective purchaser should contact Pendle Borough Council on 01282 661 661 to confirm further details.

Services

The property has the benefit of significant three phase mains electricity supply, gas, and water together with a diesel powered , automatic change-over backup generator. The property also benefits from a mix of central heating and air conditioning.

Service Responsibility

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

Legal Costs

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

Viewings

Please contact the agents:

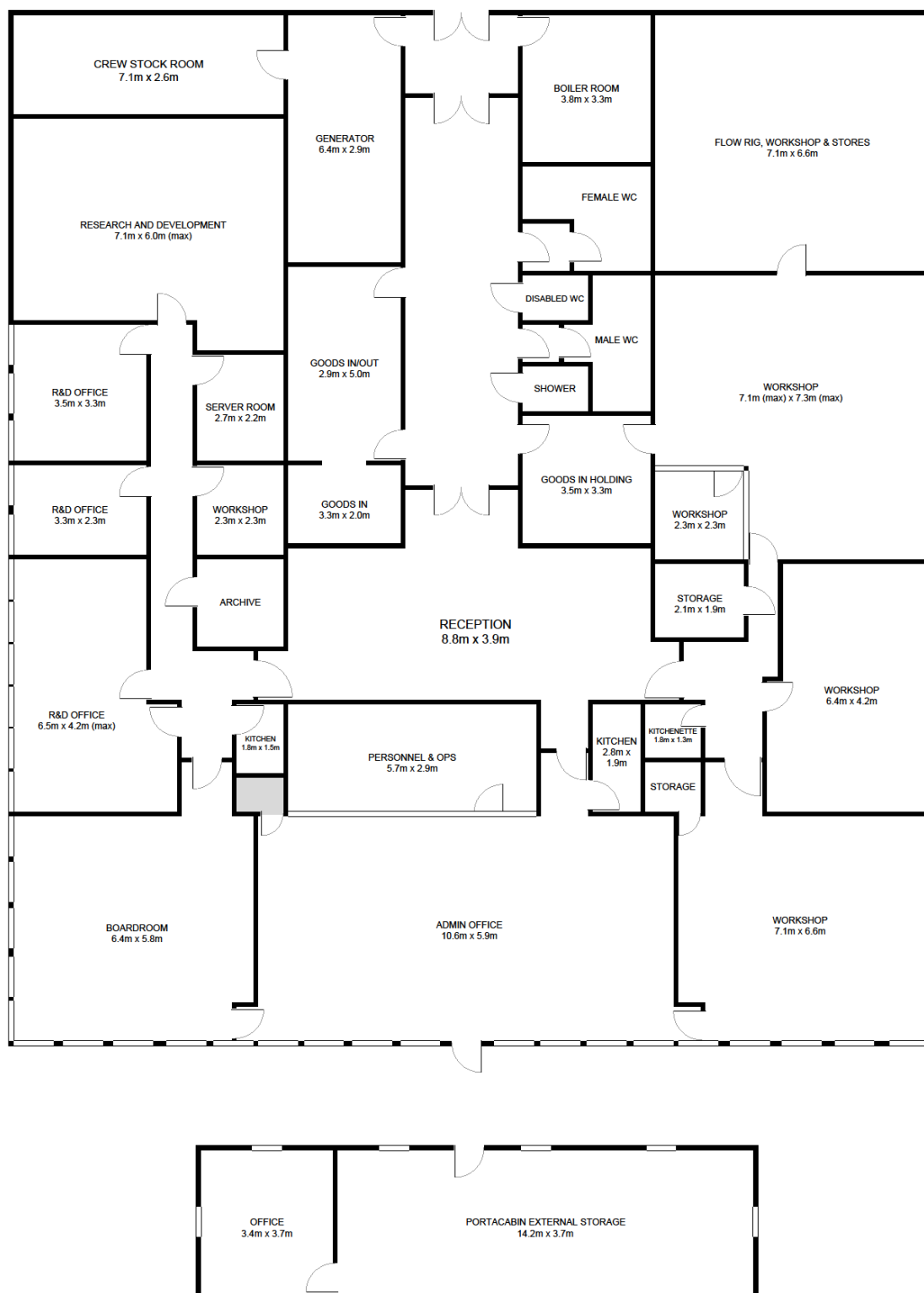
Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk





GROUND FLOOR OFFICE SPACE (approx 697.8 sq meters, 7511 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

Energy performance certificate (EPC)			
8 Regent Street COLNE BB8 8LJ	Energy rating B	Valid until:	14 December 2035
		Certificate number:	1382-2193-7980-9389-2201

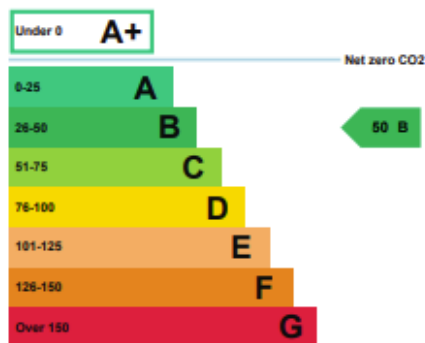
Property type	Offices and Workshop Businesses
Total floor area	636 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	46 B

H.M. LAND REGISTRY		TITLE NUMBER	
		LA 546892	
ORDNANCE SURVEY PLAN REFERENCE	SD 8739	SECTION F	Scale 1/1250
COUNTY LANCASHIRE		PENDLE DISTRICT	© Crown Copyright

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

