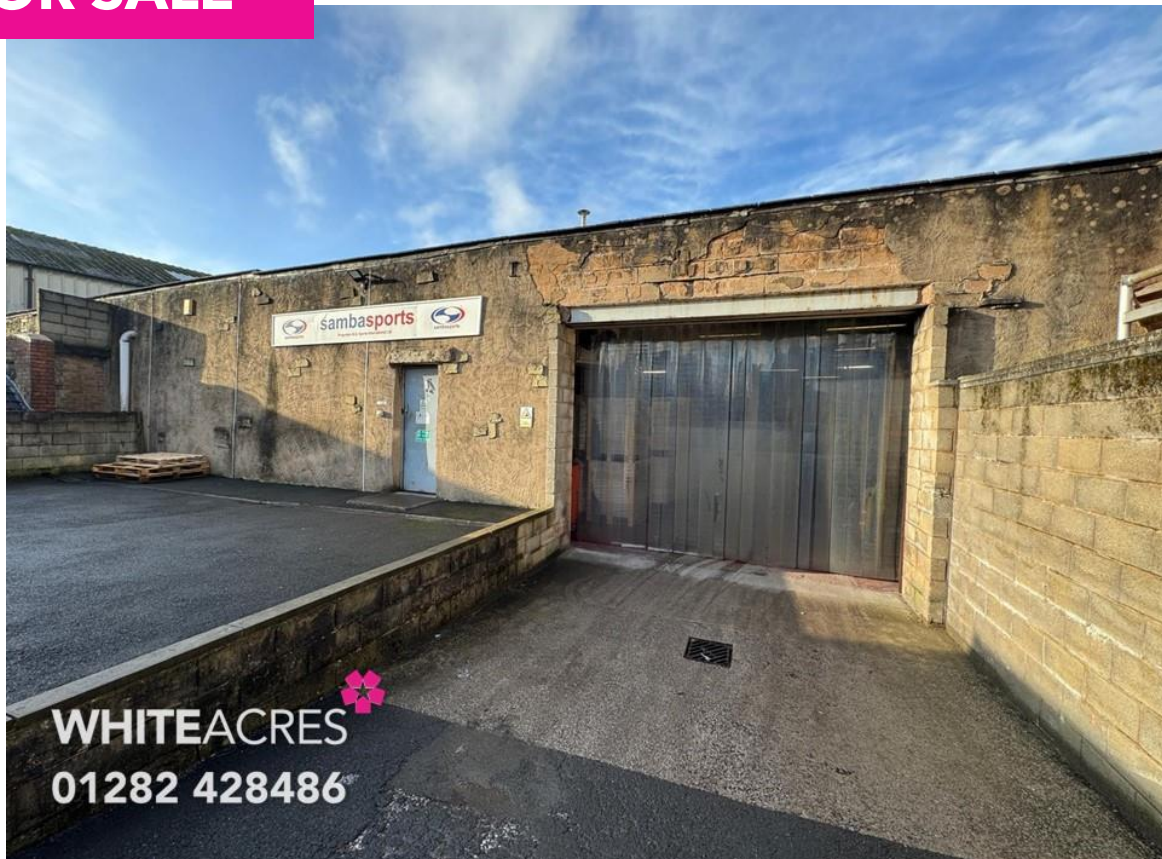


FOR SALE



Warehouse, offices, and yard extending to 14,582 sq ft

Walton Street Works, Walton Street/Colne Lane, Colne, Lancashire, BB8 0EN

- ❁ Stone built mill in popular location
- ❁ Large open plan warehouse with gas space heating and three phase electricity
- ❁ Positioned on the edge of Colne town centre with good access to the M65 motorway
- ❁ Gas central heating and LED lighting
- ❁ Secure gated yard for goods delivery
- ❁ Manufacturing premises occupied by Samba Sports for many years
- ❁ Sales office, private offices, kitchen, and male and female toilets
- ❁ Ideal space for warehouse or manufacturing company
- ❁ Basement providing additional storage space

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

Location

The property is situated on the edge of Colne town centre with frontage to both Colne Lane and Walton Street.

The property is within a short drive of junction 14 of the M65 motorway with good access to the centre of Colne.

The premises are in a mixed residential and commercial location with other businesses in the vicinity including Regal Engineering.

Description

A stone built warehouse, manufacturing premises and office building on the edge of Colne town centre.

The building has been occupied by Samba Sports for many years and provides open plan warehouse space with insulated roof, solid concrete floors, and gas space heating.

The property has various single storey offices fronting Walton Lane, and a staff kitchen, and both male and female toilets.

Externally there is a gated yard covered in tarmac providing an area for goods delivery directly into the warehouse.

The site has three phase electricity, gas space heating, and is ideal for a warehouse or manufacturing company.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Office Block, Kitchen, Storage & WC Facilities	2608	242.3
Warehouse	11,974.8	1,112.5
GIA	14,582.9	1,354.8

Purchase Price

Offers in the region of £595,000 plus VAT.

Vat

The purchase price quoted is subject to VAT which will be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the rateable value for the property is £24,750.00 per annum with the rates payable being £12,672.00.

The prospective buyer must contact Pendle Borough Council on 01282 661661 to confirm further details.

Services

The property has mains electricity, water, and gas.

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

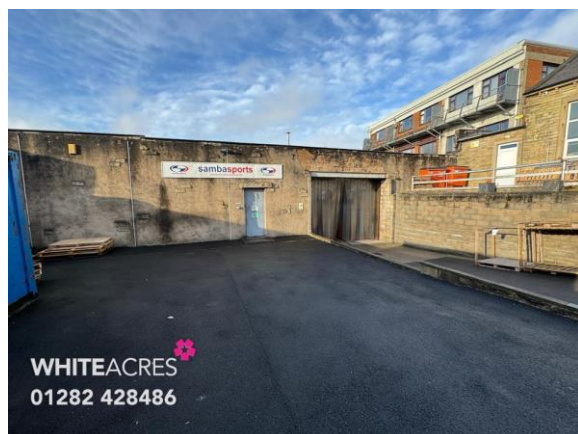
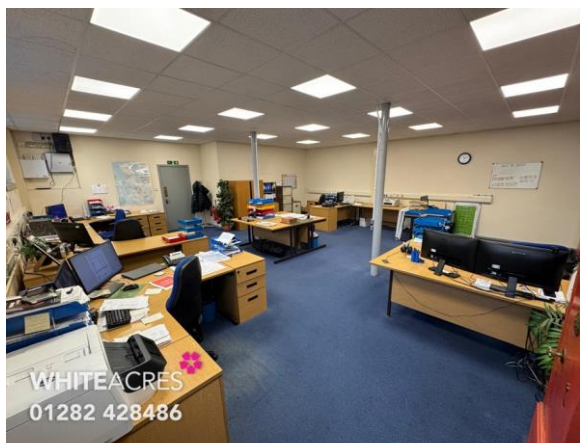
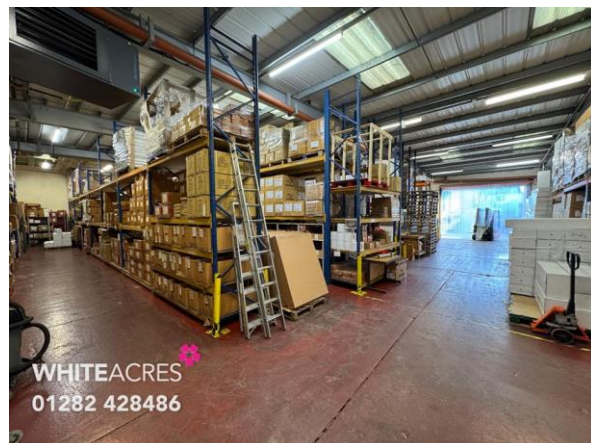
Each party is to be responsible for their own legal costs.

Viewings

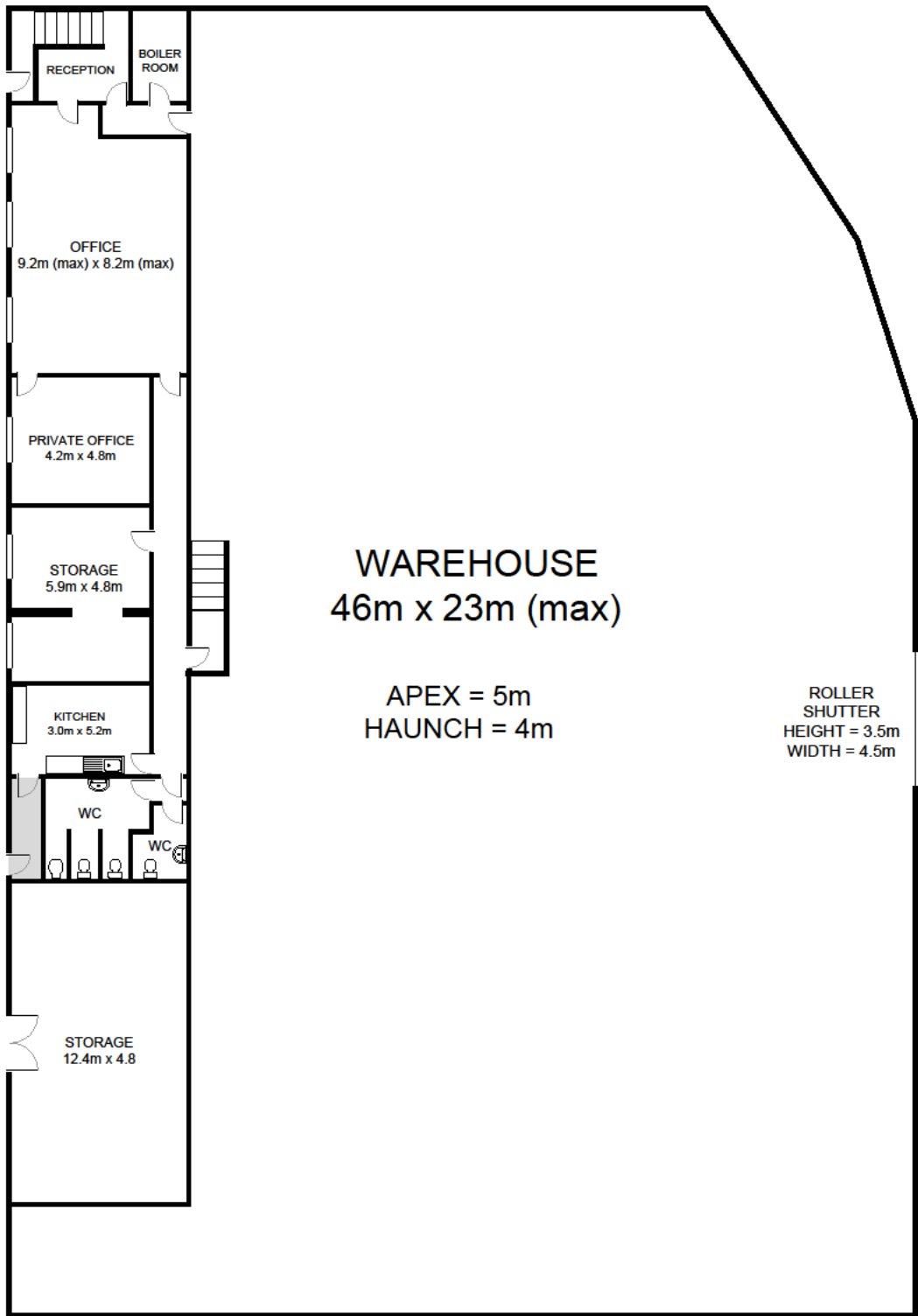
Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk



WAREHOUSE SPACE
(approx 1354.8 sq meters, 14,582.9 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE