

TO LET



Former salon in popular main road location

Ground Floor Shop, 63 Keighley Road, Colne, BB8 0QF

- ✿ Hairdressing salon in popular location extending to 383 sq ft
- ✿ Ideal for hair and beauty business
- ✿ Open plan salon with separate kitchen and modern W/C facilities
- ✿ Premises available immediately
- ✿ Ideal for various uses
- ✿ Busy main road position with on street car parking and lots of passing traffic
- ✿ Open plan salon with LED lighting, gas central heating and laminate flooring
- ✿ Free Business Rates for eligible tenants and no VAT payable
- ✿ Yard and forecourt and the front and back of the site

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

Location

The property is located on Keighley Road which is one of the main routes out of Colne Town Centre.

The property is in a mainly residential location with on street car parking to the front of the site.

Colne is a market town in the Borough of Pendle with a population of over 17,000 thousand residents.

Description

A ground floor shop property located in a popular location on the edge of Colne Town Centre.

The property has traded historically as a sandwich shop but in recent years has been occupied by a hairdressers and beauticians.

The shop offers open plan accommodation with LED lighting, laminate flooring and gas central heating. To the rear of the property there is a private kitchen and modern W/C facilities.

There is a yard at the rear of the site and a forecourt at the front of the building together with on street car parking in the immediate vicinity.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Salon	350.7	32.6
Kitchen	95.8	8.9
W/C	63.3	5.88
GIA	383.40	47.38

Rent

£695 per calender month

Terms

The ground floor shop is available by way of a new internal repairing and insuring lease for a minimum terms of 3 years.

Vat

Whiteacres have been advised the property is not elected for VAT.

Business Rates

We have been verbally informed that the rateable value for this property is £6,200.

Prospective tenants should benefit from 100% business rates relief and must contact Pendle Council on 01282 661661 to confirm the full details.

Outgoings

In addition to the rent and any Business Rates Liability the tenants are to be responsible for a contribution towards the buildings insurance, and the all services connected to the property.

Services

We understand the property has the benefit of mains water electricity and gas.

Service Responsibility

It is the prospective tenant'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 will be responsible for their own legal costs incurred in any transaction.

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church House
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

