

**FOR SALE**



*Prominent main road property extending to approximately 1,180 sq ft*

## **Sutherland House, 89 Albert Road, Colne, BB8 0BS**

- ❁ Three storey stone built property, with slate roof
- ❁ Large cellar recently fitted with LED lighting and a new combi boiler, with central heating throughout
- ❁ External yard space to the rear of the property
- ❁ Bay fronted window offering great natural lighting
- ❁ Located on high street of popular market town Colne in the borough of Pendle
- ❁ Ideal for various retail/office uses such as solicitors, accountants or therapists
- ❁ Highly prominent position close to Marsden Building Society and Stanley House Veterinary
- ❁ Five offices with both male and female toilets.

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is positioned on Albert Road in the popular market town of Colne in the borough of Pendle.

Colne has an urban population of approximately 20,000 residents with more than excess of 250,000 residents within a 10 mile radius of the site.

Businesses in the immediate vicinity include XLCR Vehicle Management, Marsden Building Society, Stanley House Veterinary Group and a One Stop Convenience Store.

## Description

An end parade, stone built, bay fronted office premises on the edge of Colne town centre.

The property has been occupied by W Aspin & Co accountants for many years and offers two storey office accommodation, occupying a highly prominent position.

The building is of stone construction and benefits from an external yard which has gated access from Sutherland Street.

The property has gas central heating, sealed unit double glazing and is ideal for conversion into apartments (subject to planning). The property would also suit a financial advisor, solicitor or accountants practice.

## Accommodation

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

DESCRIPTION	SQ FT	SQ M
Cellar	293.8	27.3
Ground Floor	498.3	46.3
First Floor	388.5	36.1
<b>GIA</b>	<b>1181.6</b>	<b>109.7</b>

## Price

Offers in the region of £165,000

## Vat

The price quoted is exclusive of VAT which may be payable at the prevailing rate.

## Tenure

We have been verbally informed that the site is leasehold for a term of 999 years from 24<sup>th</sup> December 1963 with a current annual ground rent of £2.59. A prospective buyer must check and verify this information prior to making a legal commitment.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £8,100 per annum.

The prospective occupants are likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Pendle Borough Council on 01282 661661 to confirm further details.

## Additional Costs

The building is part of The Colne Bid Scheme and this is charged by Pendle Council at £121.50 per year.

## Services

We understand the property has the benefit of 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.

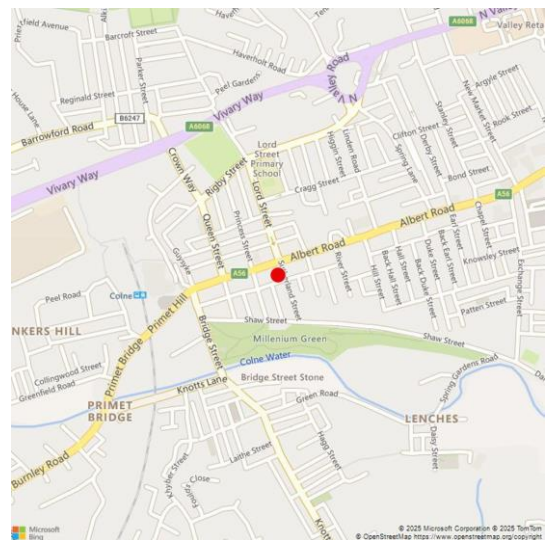
## Viewings

Please contact the agents:

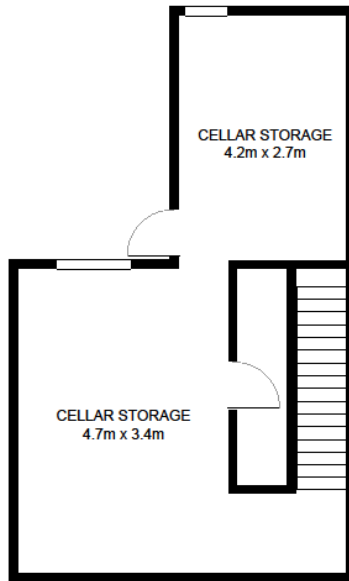
Kelly McDermott  
01282 428486  
kelly@whiteacres-property.co.uk

Isaac Warriner  
01282 428486  
isaac@whiteacres-property.co.uk

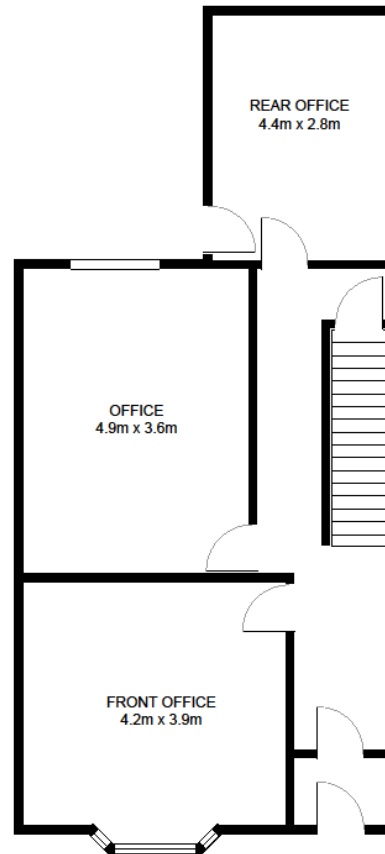
Whiteacres Property  
Church House, 10 Church Street, Padiham, BB12 8HG



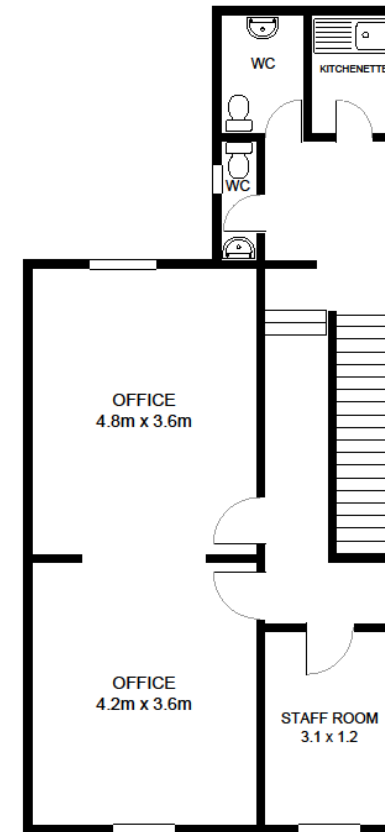
THREE STOREY RETAIL PREMISES  
(approx 109.78 sq meters, 1181.6 sq ft)



CELLAR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE