

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
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TO LET



**10 DOCKRAY STREET
COLNE
BB8 9HT**

- Prominent Town Centre Retail Premises
- A5 Hot Food Takeaway Consent
- 30 Year Established Business

LOCATION

Close to the junction of Dockray Street and Market Street (A56) in the centre of Colne close to Co-Op Food and Tesco Express with street parking both on Dockray Street and Market Street together with nearby car parks.

DESCRIPTION

A mid retail parade three storey property of stone construction. Ground floor comprising frontal sales with open cooking facility, food preparation and kitchen to the rear. First floor, bathroom and storage areas. At second floor additional storage and staff facilities. A basement with head height 2.54m provides additional storage. The premises are fully equipped for a takeaway business with free standing stainless steel cooking and preparation equipment, freezers and a chilled counter display.

ACCOMMODATION

<u>Ground Floor</u>		
Sales	19.74 sq.m.	212 sq.ft.
Kitchen	15.81 sq.m.	170 sq.ft.
<u>First Floor</u>		
Storage	15.85 sq.m.	171 sq.ft.
Second Stores Plus w.c.	6.25 sq.m.	67 sq.ft.
<u>Second Floor</u>		
Rear Storage	20.13 sq.m.	217 sq.ft.
Frontal Staff Area	17.94 sq.m.	193 sq.ft.

SERVICES

All mains services are connected to the property. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

An established hot food takeaway premises (A5) Class Use (for over 30 years we are informed).

RATING

The Valuation Office confirm a rateable value of £3,600. Interested parties to confirm with Pendle Borough Council 01282 661688 rates payable and entitlement to Small Business Rating Relief.

RENTAL

£14,000 per annum.

VAT

VAT is not charged on the rental.

TENURE

Leasehold for a term of years to be agreed.

BUSINESS SALE

Business accounts are available for perusal on a confidential basis.

£29,500 for the sale of the business.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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