

HIGHLY PROMINENT ROADSIDE SITE

NORTH VALLEY ROAD • COLNE • BB8 9AG



ALL ENQUIRIES.

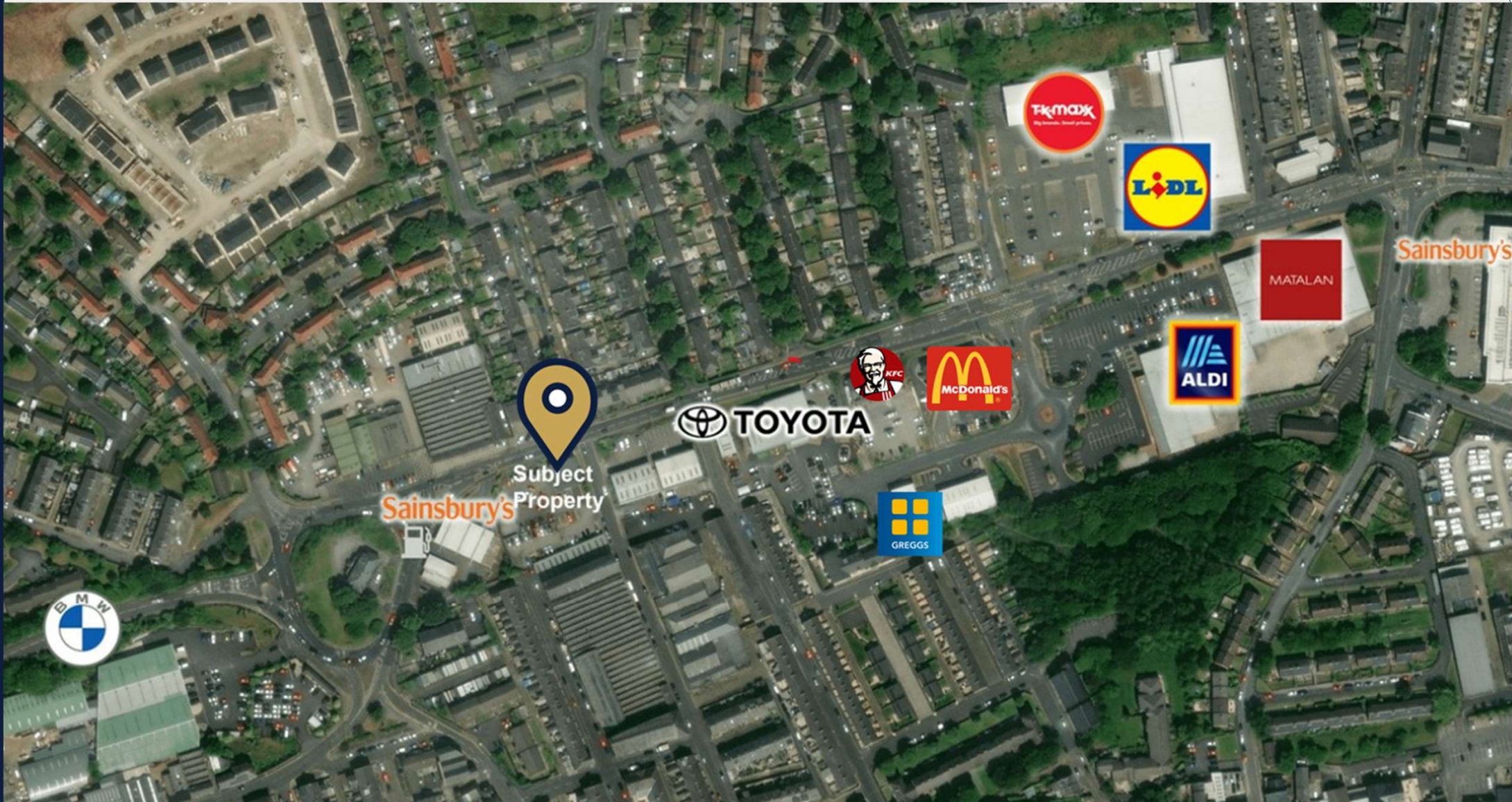


- 24,702 sq ft on 0.98 acres
- Excellent Frontage on to North Valley Road
- Scope to Refurbish or Redevelop

- Potential for Various Uses STPP
- Can be Split to Suit Occupier Requirements
- McDonalds, Lidl, Aldi, TK Maxx & Sainsburys Nearby



FLINT
REAL ESTATE





PROPERTY SUMMARY

Highly prominent industrial / trade / roadside opportunity benefitting from excellent frontage and prominence on North Valley Road, Colne

- Former car showroom and workshop premises
- Large four storey mill area with goods lift
- Over 25,000 daily vehicle movements passing the site
- 0.98 acre site with 24,702 Sq Ft GIA
- Potential for trade counter, automotive/motor trade, workshop / industrial, roadside, self storage, drive thru and food retail uses STPP
- Located close to McDonalds, KFC, Greggs, Aldi, BMW, Sainsburys and TK Maxx
- Attractive roadside detached showroom area of 1,500 Sq Ft
- Rental and freehold prices available upon application
- Approx 80 parking / display spaces
- Secondary exit via Brook Street





DESCRIPTION

A former car dealership comprising a forecourt, showroom, workshop and four storey mill complex used for parts and general storage.

- Available as a whole site or split
- Attractive detached showroom
- Goods lift to the mill
- External parking for 80 vehicles
- and four storey mill suitable for a range of uses and redevelopment
- Large power supply
- Mill ideal for self storage
- Development potential of the forecourt / car park area
- Workshop / trade counter area ideal for industrial and trade uses
- Secondary exit via Brook Street with a right of access

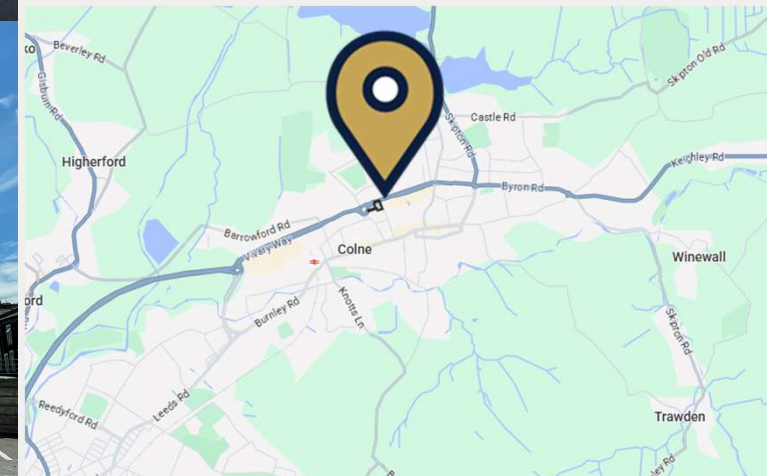


LOCATION

The property is located in Colne, 33 miles north of Manchester and fronts North Valley Road in a high trafficked area with over 25,000 vehicles passing the site each day. The site sits in a prime position fronting the busy roadside providing excellent visibility and the potential for roadside, automotive, trade and retail opportunities stpp.

The property is located less than a mile from the M65 motorway which provides access to major Lancashire towns such as Blackburn and Preston. The national motorway network is accessible within a 30 minute drive via M65 J2 which links with M6 and M61.

Nearby occupiers include Sainsburys Supermarket, Sainsburys PFS, Aldi, Lidl, TK Maxx, McDonalds, Greggs, BMW, Toyota and KFC.



 **SAT NAV: BB8 9AG**

 **MAGAZINES.SPAN.APES**



AREAS

The property sits on 0.98 acres and has the following Gross Internal Area:

	Sq M	Sq Ft
Showroom	140.4	1,511
Ground Floor Mill	342.70	3,688
Workshop	428.50	4,612
First Floor	587.80	6,327
Second Floor	348.01	3,746
Third Floor	348.50	3,752
Total GIA	2,195.90	23,636



PRICING

Freehold and leasehold prices available on application.

Leasehold proposals will be considered from occupiers looking for a refurb / conversion of the space.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

POTENTIAL USES

Trade, retail, industrial, automotive, self storage, showroom, residential, offices, food retail STPP

VAT

Rent / asking price quoted is exclusive but may be subject to VAT.

EPC

To be confirmed.

BUSINESS RATES

Rateable Value: £46,750

AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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Sainsbury's

TK Maxx



halfords

GREGGS



KFC



TOYOTA

Sainsbury's