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Colne Road, Burnley
Offers In The Region Of £135,000

• substantial three-storey commercial premises • approximately 1,151 sq ft / 106.8 sq m • prominent frontage onto colne road • versatile accommodation throughout • off-road parking to the rear • vacant possession with no onward chain

An excellent opportunity to acquire this substantial commercial premises situated in a prominent position on Colne Road, Burnley. Arranged over three floors and extending to approximately 1,151 sq ft (106.8 sq m), the property offers versatile accommodation suitable for a variety of commercial uses, subject to any necessary consents. The ground floor comprises a spacious front commercial area with excellent frontage onto Colne Road, a further room to the rear, WC and useful storage facilities. To the first floor are two generous rooms providing additional office, workspace or ancillary accommodation, while the second floor offers two further rooms, ideal for storage or other supporting commercial use. Externally, the property benefits from off-road parking to the rear. The premises are currently vacant and available with no onward chain, making this an attractive proposition for owner-occupiers, investors or businesses seeking flexible accommodation in a well-connected location.

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BURNLEY & PENDLE
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BARROWFORD
LANCASHIRE. BB9 6DX
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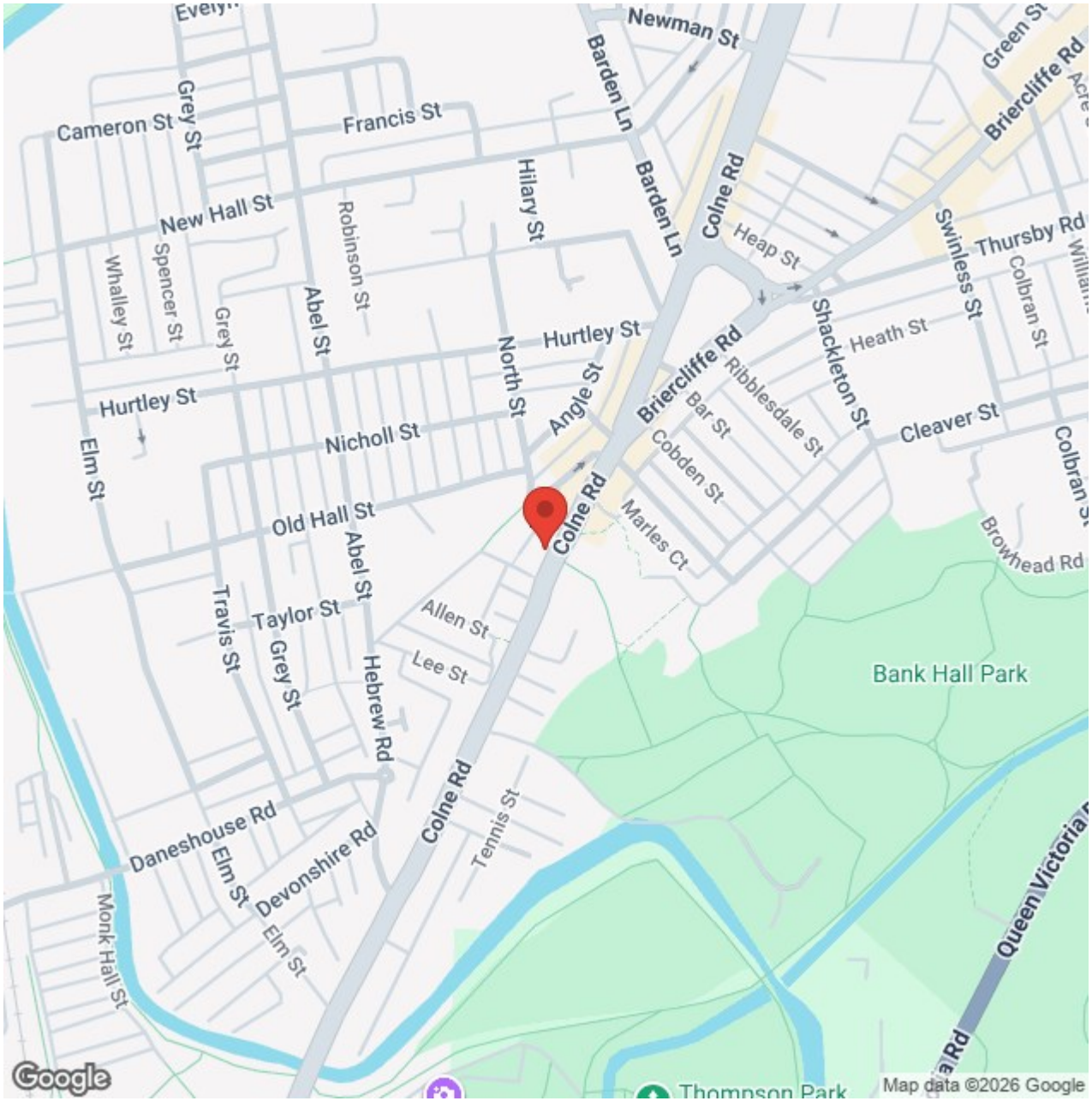
Newman St
Barden Ln
Green St
Briercliffe Rd
Cameron St
Grey St
Francis St
Hilary St
Barden Ln
Colne Rd
New Hall St
Robinson St
Heap St
Swinless St
Thursby Rd
Colbran St
Whalley St
Spencer St
Grey St
Abel St
Hurtley St
North St
Angle St
Briercliffe Rd
Ribblesdale St
Shackleton St
Heath St
Hurtley St
Nicholl St
Bar St
Cobden St
Cleaver St
Elm St
Old Hall St
Colne Rd
Marles Ct
Browhead Rd
Abel St
Travis St
Taylor St
Allen St
Grey St
Lee St
Hebrew Rd
Bank Hall Park
Colne Rd
Tennis St
Daneshouse Rd
Elm St
Devonshire Rd
Elm St
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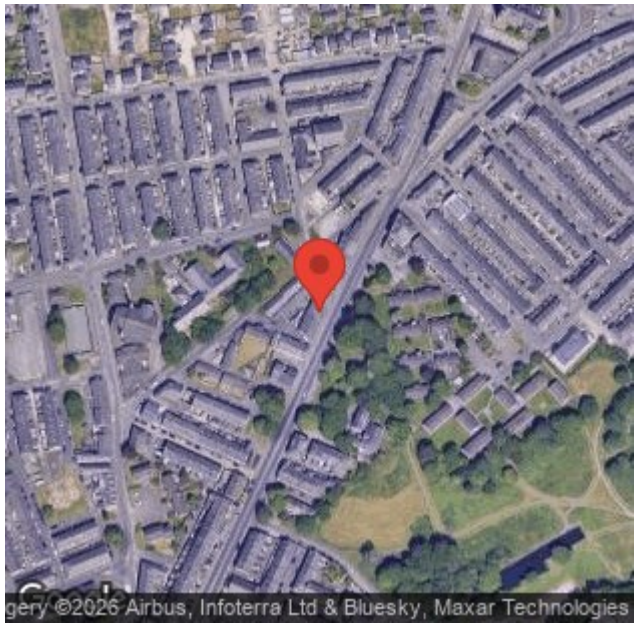
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LITTLE MARSDEN
Brierfield
Queen Street Mill Museum
M65
Thompson Park
Burnley
PIKE HILL
Worsthorn
Towneley Hall Museum & Art Gallery
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GROUND FLOOR

ENTRANCE VESTIBULE

ROOM ONE 18'11" x 14'2" (5.77m x 4.34m)
A spacious ground floor commercial area positioned to the front of the property, having a large display window and entrance door opening onto Colne Road. This light and open space offers excellent frontage and would suit a variety of commercial uses, with ample room for display, retail or office-style set up.

ROOM TWO 9'3" x 12'4" (2.83m x 3.77m)
Positioned to the rear of the ground floor, this versatile additional commercial space could suit a range of uses including storage, office use or staff facilities. The room has fitted base units with sink, together with access through to the inner hallway and adjoining areas, making it a practical and useful part of the premises.

STORE 5'0" x 4'5" (1.53m x 1.36m)
Fitted with a low-level WC and pedestal wash hand basin, with a frosted window providing natural light and ventilation.

WC 5'0" x 5'10" (1.53m x 1.78m)
Fitted with a low-level WC and pedestal wash hand basin, with a frosted window providing natural light and ventilation.

REAR HALLWAY

STORAGE 2'6" x 5'0" (0.77m x 1.54m)
A useful ground floor storage room positioned to the rear of the property, providing practical additional space for stock, equipment or general commercial storage.

FIRST FLOOR / LANDING

ROOM THREE 17'5" x 14'7" (5.31m x 4.45m)
A generous first floor room positioned to the front of the property, offering a versatile space that could suit a range of commercial requirements including office, treatment or workspace use. The room enjoys natural light from the front-facing window and provides a good-sized additional area within the building.

ROOM FOUR 12'5" x 14'2" (3.79m x 4.32m)
A spacious first floor room positioned to the rear of the property, offering another flexible commercial area suitable for a variety of uses. The room benefits from two rear-facing windows providing good natural light, together with fitted wall units and worktop space.

SECOND FLOOR

ROOM FIVE 9'8" x 12'7" (2.96m x 3.85m)
A useful second floor room providing further flexible commercial space, suitable for storage, office or ancillary use. The room is accessed from the staircase and offers a good-sized additional area within the upper floor of the premises.

ROOM SIX 6'9" x 12'11" (2.08m x 3.94m)
A second floor storage room providing useful additional space for stock, equipment or general commercial storage.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/colnerdburnley

LOCATION
Situated on Colne Road in Burnley, the property occupies a prominent and accessible position along a busy main route with a mixture of established commercial occupiers nearby. The location offers strong visibility and passing traffic, while also providing convenient access into Burnley town centre and the surrounding residential areas. Good road links connect the property with neighbouring towns including Nelson and Colne, together with access towards the M65 motorway network, making this a practical location for a wide variety of commercial uses.

PUBLISHING
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PROEPRTY DETAIL
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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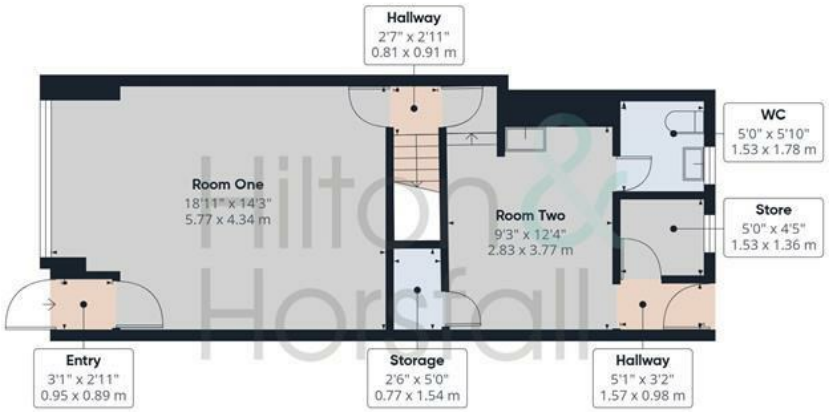
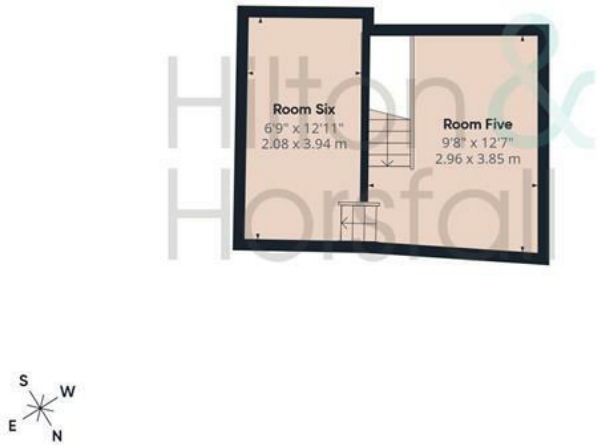
OUTSIDE

Externally, the property occupies a prominent position fronting Colne Road, providing good visibility for passing traffic and a strong street presence. To the rear, the premises benefit from off-road parking, providing a valuable and convenient feature for staff, customers or deliveries.



Ground Floor

Floor 1



Floor 2

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Approximate total area(1)

1151 ft²

106.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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