

Price £270,000

80 & 80a Albert Road, Colne, BB8 0AG

PROMINENT RETAIL UNIT PLUS LARGE WELL PRESENTED APARTMENT







#### LOCATION

Located in a prominent position on Albert Road in Colne town centre, adjacent occupiers include local retailers, bars and a Chinese restaurant.

#### DESCRIPTION

80 & 80a Albert Road comprises a traditional stone built mid terraced property with a slate roof, set over three floors plus a substantial basement. To the front of the property there is a paved area and to the rear of the property there is a pleasant enclosed yard area

At ground floor level there is a large retail unit, currently trading as a hair salon, with ancillary kitchen and WC to the rear.

A separate front entrance door leads to a large well presented apartment at first and second floor levels comprising a living room, dining kitchen, bathroom, dressing room, three double bedrooms plus a study/ fourth bedroom. The apartment also has access via a spiral staircase to a second kitchen and a conservatory.

#### ACCOMMODATION

#### SHOP

RETAIL AREA 54.5 sq m (586 sq ft)

Comprising a large, glazed timber shop front with recessed door, ceiling track lighting and a solid timber floor covering. Feature fireplace and 2 No electric storage heaters.

Currently used as a hair salon with 8 No chair stations plus 2 No plumbed in back wash sinks.

KITCHEN 5.3 sq m (57 sq ft)

With a range of kitchen base and wall units, stainless steel sink with mixer tap and plumbing for a washing machine. uPVC door leads to the rear yard area.

WC

Comprising a WC and wall mounted sink unit.

BASEMENT STORAGE 75.9 sq m (817 sq ft)



## UPPER FLOOR APARTMENT

### ENTRANCE HALLWAY

Accessed via a separate part glazed composite entrance door to the front of the property, with stairs leading up to the first floor landing.

### FIRST FLOOR LANDING

With doors leading to the living room, dining kitchen, study, bathroom and the dressing room and with stairs leading up to the second floor landing.

### LIVING ROOM 6.14m x 3.85m (max)

A well proportioned living room with arched window overlooking Albert Road, ornate ceiling coving and a feature living flame gas fireplace.

### DINING KITCHEN 5.02 x 4.79 (max)

A well proportioned room comprising a range of white gloss wall and base units with contrasting worksurfaces, contemporary black gloss splash back tiling and a 1.5 bowl stainless steel sink with mixer tap. 5 ring stainless steel gas hob with glass and stainless steel chimney style extractor fan over, and stainless steel electric oven and grill. Integrated fridge freezer and dishwasher. Ceiling coving and timber floor covering.

### STUDY/ BEDROOM FOUR 5.01m x 2.81m

With arched window overlooking Albert Road and laminate floor covering

### BATHROOM

Comprising a WC, wash hand basin and panel bath with electric shower over.

### DRESSING ROOM 3.31m x 2.89m

With built in storage units and spiral staircase leading down to the second kitchen.

### SECOND KITCHEN 3.30m x 2.73m

Comprising a range of beech colour wall and base units with laminate work surfaces and splash back tiling over, stainless steel 1.5 bowl sink and 4 ring stainless steel gas hob with foldaway extractor fan and stainless steel electric oven.



Worcester gas combination boiler housed within a wall unit. Door leads to the conservatory.

### CONSERVATORY 4.79m x 2.52m

Comprising double glazed windows to two sides, translucent roof panels, laminate floor covering and sliding door leading out to the rear patio area.

### SECOND FLOOR LANDING

Stairs from the first floor landing lead up to the second floor landing, with doors leading to three bedrooms and the WC.

BEDROOM ONE 5.77m x 4.05m (max including storage area)  
Double bed room with dormer window overlooking Albert







Road and corner shower cubicle.

BEDROOM TWO 4.75m x 3.01m (max)

Another double bedroom with roof window and corner shower cubicle.

BEDROOM THREE 4.28m x 2.58m (max)

Double bed room with roof window.

WC

Comprising a WC and wash hand basin.

OUTSIDE

To the front of the property there is a paved area and to the rear there is a pleasant enclosed yard area.

#### TERMS

The property is available for sale at an asking price of £270,000.

#### RATES

##### Retail Unit

The retail unit has a rateable value (2017 List) of £5,500 per annum. Small business rates relief may apply and interested parties are advised to make their own enquiries with Pendle Council.

##### Upper Floor Apartment

Council tax band B

#### VIEWING

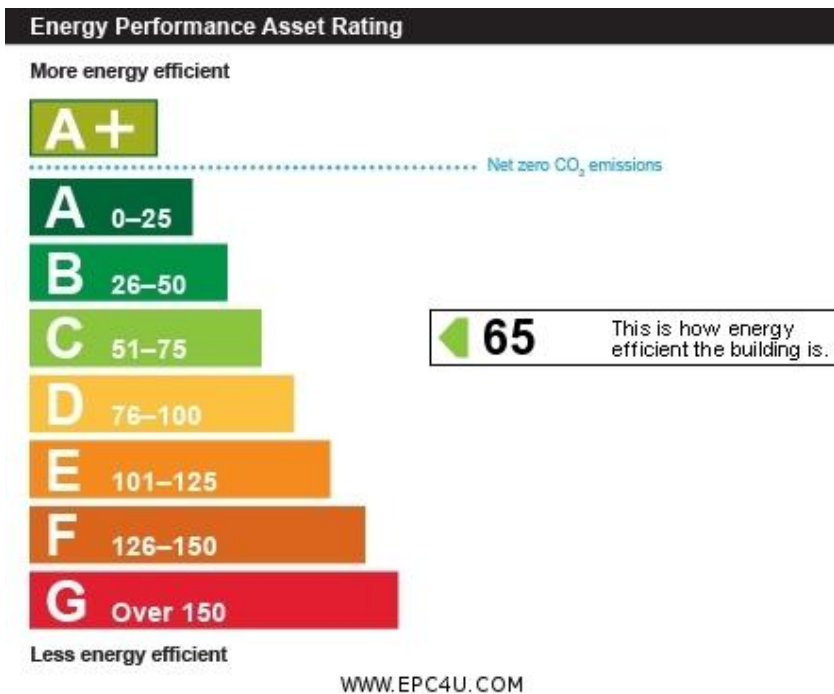
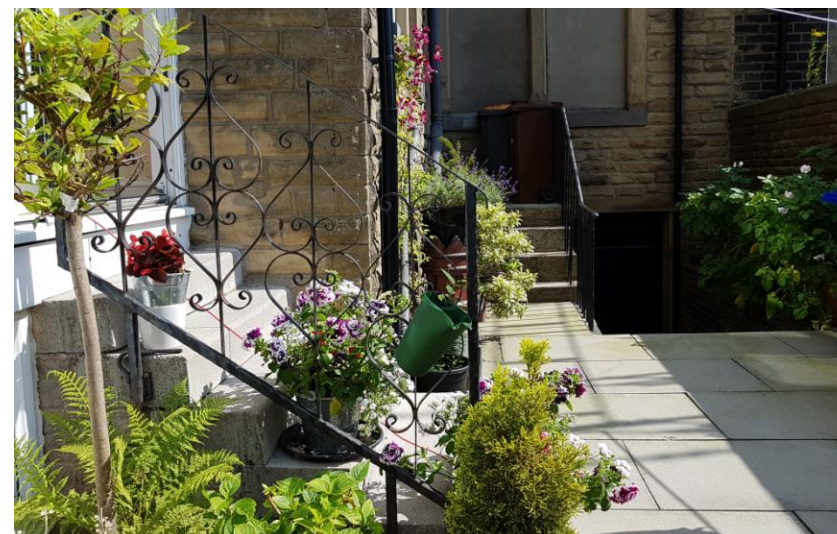
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

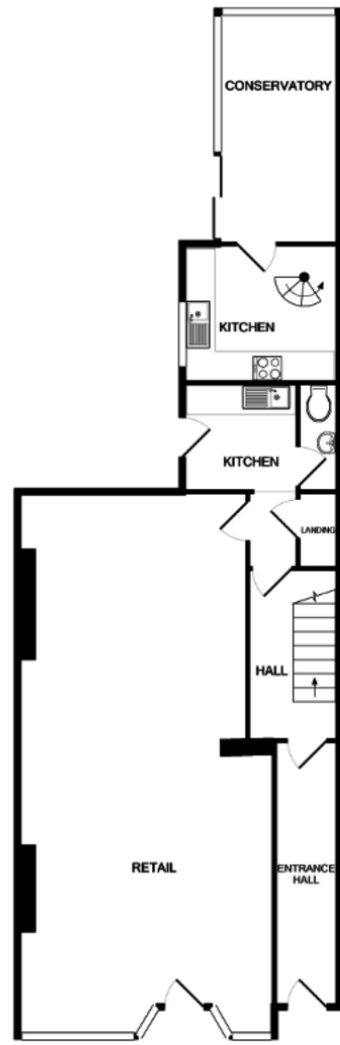
#### SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering in to any commitment.

#### AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



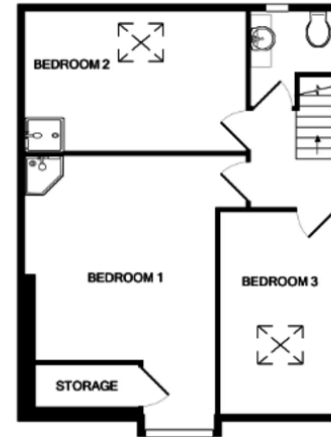


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.