

Unit 6, Calderhouse Spring Lane, Colne, BB8 9BD
£220 Per month
Council Tax Band:



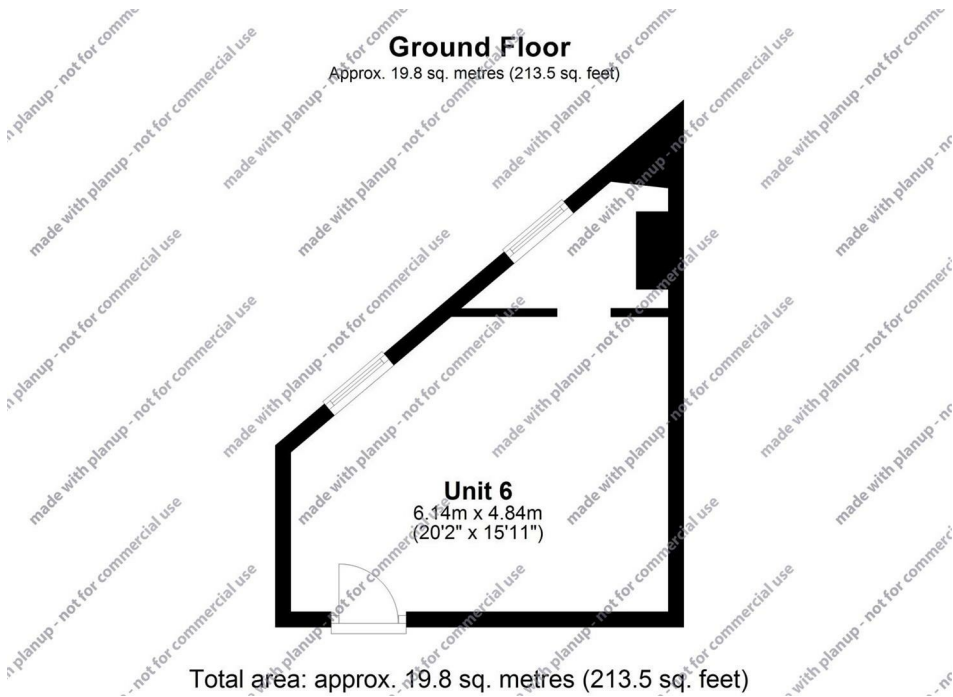
Welcome to this charming commercial property located on Spring Lane in Colne! This property boasts a spacious reception room, ideal for welcoming clients or customers. Previously used as a beauty & massage parlour.

Spanning over 213 square feet, this property provides ample space to set up your business operations. The inclusion of gas and water bills in the rent makes it convenient for budgeting and managing expenses.

The previous tenant's addition of a separate room for changing adds a unique touch to the property, offering flexibility for different business setups. The views onto the North Valley Roundabout provide a bustling yet picturesque backdrop for your daily activities.

Moreover, the secured entrance and intercom system ensure safety and privacy for you and your clients. Whether you're looking to set up a new office, studio, or retail space, this property offers a fantastic opportunity to establish your business in a prime location.

Don't miss out on the chance to make this commercial property your own and take your business to new heights in this vibrant area of Colne!



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	