

Calderhouse Spring Lane, Colne, BB8 9BD
Price £210,000
Council Tax Band:

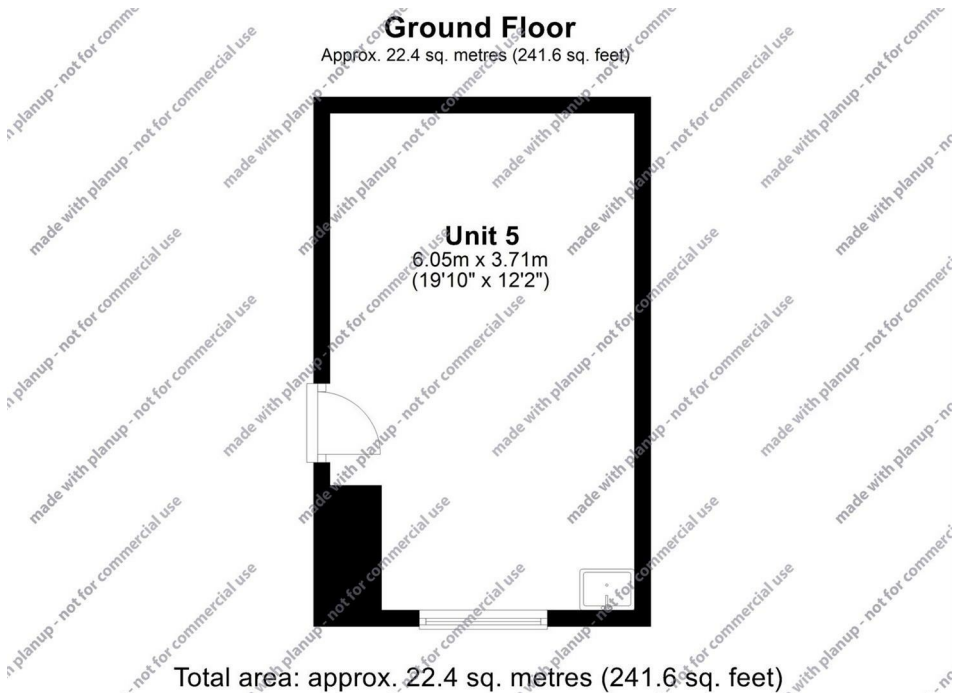


Calderhouse Business Centre — Thriving Multi-Unit Investment

A well-presented business centre comprising 11 units, with 7 currently rented and producing an annual income of £20,501.28 Per Annum. The tenants are professionally managed and on lease agreements, offering instant cashflow and a stable income stream.

- Set over four floors:
- Ground floor: Salon & beauty room
 - Basement: Large open space, ideal for office use, storage, or salon conversion
 - First floor: Clothing store, fitness centre, and two beauty rooms
 - Top floor: Vacant office space and a beauty room

Situated close to North Valley Roundabout, the property benefits from excellent exposure, strong passing trade, and is all under one title. A thriving business hub with growth potential from the remaining vacant units.



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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 