

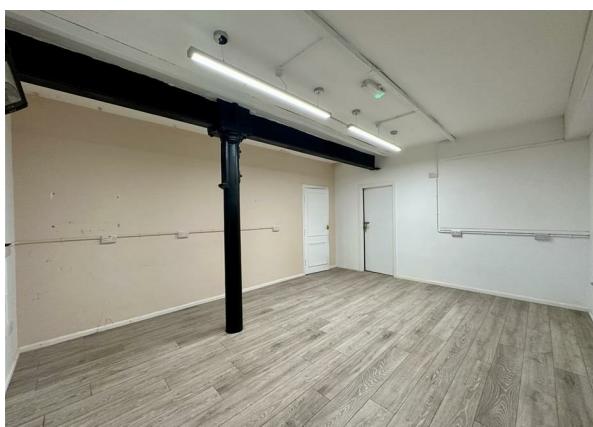
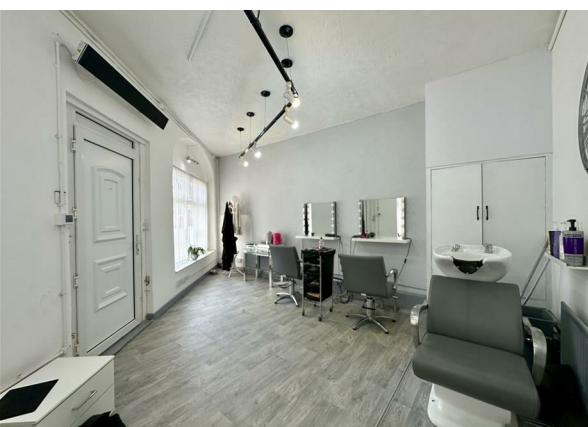
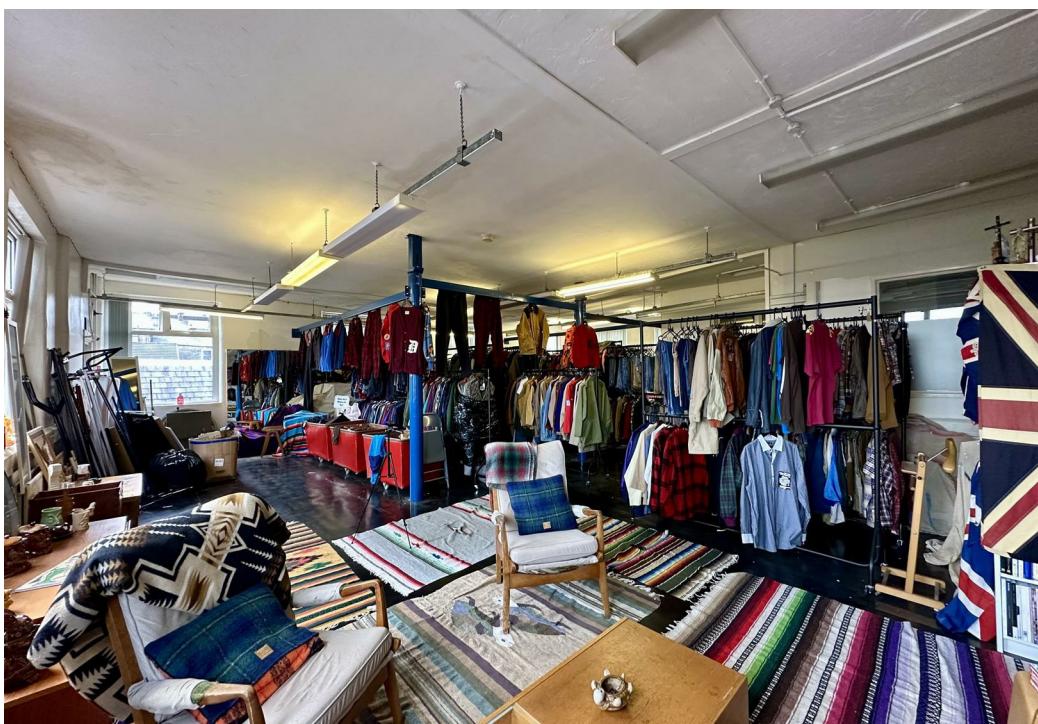
Calderhouse Spring Lane, Colne, BB8 9BD

Price £210,000

Council Tax Band:



Farrar & Forbes
ESTATE AGENTS
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Calderhouse Business Centre — Thriving Multi-Unit Investment

A well-presented business centre comprising 11 units, with 5 currently rented. The tenants are professionally managed and on lease agreements, offering instant cashflow and a stable income stream.

Set over four floors:

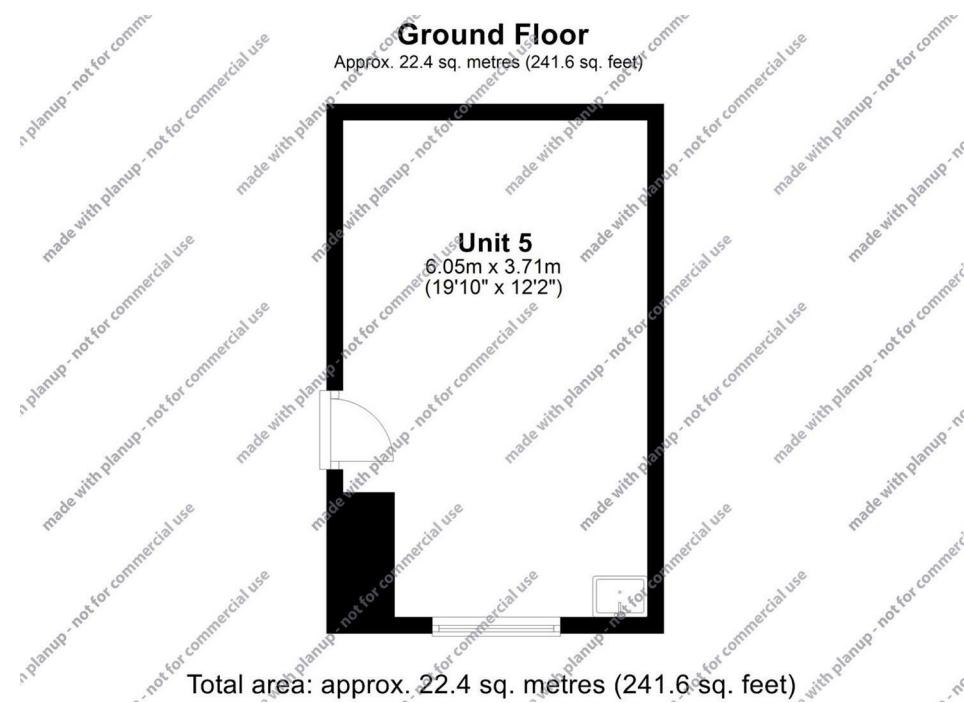
Ground floor: Salon & beauty room

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.



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	