



## RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY

# FOR SALE

98, 100 Burnley Road & 2, 2a Hapton Street  
Padiham  
Burnley  
BB12 2QN

270.3 SQ. M

(2909 SQ. FT)

### Property Information

- Prominent retail premises with three separate self-contained flats.
- Prominent Town Centre Location.
- Gross Potential Income of £23,952 per annum.

## LOCATION

The property is prominently situated on Burnley Road in the centre of Padiham being located within a row of occupants including hairdressers, sandwich shop, bookmakers and retail clothing.

## ACCOMMODATION

### 98 Burnley Road

An inner parade ground floor retail property with serving area, behind which is a kitchen and WC. The properties are of stone construction with a pitched slate roof.

Gross Internal area 25.9sq.m (278.72 sq.f.t)

### 98A Burnley Road

A first floor flat accessed off Burnley Road. The flat comprises of a living room, kitchen, one bedroom and bathroom with a three piece suite. The property extends to 32.5 sq. m (349.7 sq.ft)

### 100 Burnley Road

An end of terraced shop with a display window to Burnley Road. The accommodation has recently been used as a money exchange but prior to that was used as a hairdressers. Internally there is a partitioned reception, a store and WC area.

Gross Internal 23.13 sq. m (249 sq.ft)

### 2 Hapton Street

Accessed off Hapton Street, the property is a spacious, two bedroom first floor flat with living room, kitchen and bathroom with a three piece suite. The property extends to 47.19 sq. m (508 sq.ft)

### 2a Hapton Street

A ground floor one bedroom flat accessed off Hapton Street, with living room, kitchen and bathroom. The property extends to 34.23 sq. m (368.5 sq.ft).

## TENANCIES

### 98 Burnley Road

The property is currently occupied as a sandwich shop. The tenant is currently holding over at a yearly rent of £6,000 per annum.

### 98a Burnley Road

The property is currently let by way of an Assured Shorthold Tenancy at £3,900 per annum.

### 100 Burnley Road

The property has a gross potential income of £6,000 per annum.

### 2 Hapton Street

The property is currently let by way of an Assured Shorthold Tenancy at £4,152 per annum.

### 2a Hapton Street

The property is currently let by way of an Assured Shorthold Tenancy at £3,900 per annum.

**GROSS POTENTIAL INCOME: £23,952 per annum**

## PRICE

£225,000 (Two Hundred and Twenty Five Thousand Pounds).

## PLANNING

The building is located within the Burnley town centre conservation area and is Grade II listed. Enquiries should be made to Burnley Borough Council Planning & Estates 01282 425011.

## SERVICES

We understand the property has the benefit of mains electricity, water and drainage.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable of their purpose.

## BUSINESS RATES

Details available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
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