



FOR SALE

MID PARADE RETAIL/ OFFICE PREMISES IN A SOUGHT AFTER TRADING LOCATION

323 Manchester Road, Burnley, BB11 4HD
Size: 1,596.2sq.ft (148.3sq.m)

LOCATION

The property is situated in an established retail parade on the outskirts of Burnley town centre fronting the heavily trafficated Manchester Road (A682). Burnley town centre and connections with the M65 motorway are both within 1 mile of the property.

DESCRIPTION

A well presented retail premises with excellent display frontage to Manchester Road. The property has been occupied until recently as the local post office and would be suitable for both retail and office use.

The accommodation on the ground floor comprises of an open plan sales area leading to a good sized store room to the rear. The first floor offers two spacious rooms currently used as storage accommodation together with a fully fitted bathroom. There is also a useful basement area for additional storage.

ACCOMODATION

Ground Floor

Sales Area	414.3sq.ft	(38.5sq.m)
Store Room	167.2sq.ft	(15.5sq.m)

First Floor

Various rooms and fully fitted bathroom	433.2sq.ft	(40.2sq.m)
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Basement

Storage	581.5sq.ft	(54sq.m)
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PRICE

£125,000 (one hundred and twenty five thousand pounds)

SERVICES

The property benefits from mains electricity and water.

SERVICES RESPONSIBILITY

It is the ingoing purchasers responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a rateable value of £4,100 per annum (2016/2017).

The prospective tenant maybe eligible for Small Business Rates relief and further enquiries should be made to the non-domestic rates department at Burnley Borough Council on 01282 425011.

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

Viewings strictly by appointment with Petty's Chartered Surveyors .

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Fax: 01282 830700

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Website: pettycommercial.co.uk

Petty Chartered Surveyors, Imperial Chambers, Manchester Road, Burnley, BB11 1HH