

FURTHER REDUCTION



**OFFICE/ WORKSHOP ACCOMMODATION WITH
DEVELOPMENT POTENTIAL**

FOR SALE

1 Livingstone Street
Brierfield
Nelson
Lancashire
BB9 5DB

233.4SQ. M

(2512.8 SQ. FT)

Property Information

- Substantial three storey stone built premises
- Substantial cellar with good ceiling height
- Predominantly residential area of Brierfield
- Suitable for various uses subject to obtaining planning consent

LOCATION

The property is situated within a densely populated residential area on the corner of Livingstone Street and Garden Street. Brierfield Town Centre and its amenities are within walking distance and Junction 13 of the M65 is approximately 1 mile distant.

DESCRIPTION

A substantial end of terraced stone built property of stone construction under a pitched slated roof utilised for many years as office/workshop accommodation.

The ground floor comprises of a private office together with an open plan workshop benefitting from roller shutter access and kitchen and WC facilities. The first floor offers a further four interconnecting offices and store room. The property also benefits from a large basement area benefitting from good ceiling height.

The property would be suited to alternate uses including residential development.

ACCOMMODATION

Ground Floor

Private Office

Kitchen

WC 31.7sq.m (340.8sq.ft)

Warehouse 55.6sq.m (598.2sq.ft)

First Floor

Office 1

Office 2

Storage 47.5sq.m (511.1sq.ft)

Office 3

Private Office 20.4sq.m (220sq.ft)

Basement

Storage 78.3sq.m (842.7sq.ft)

Gross Internal

Floor Area 238.4sq.m (2512.8sq.ft)

SERVICES

The property benefits from all main services including gas central heating and 3 phase electricity.

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 for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that if their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £3,700 (2016/2017). The occupants may be eligible for Small Business Rates Relief. Please contact the local Rating office for further information and the actual Rates Payable.

TENURE

Assumed freehold.

PRICE

£135,000 (One hundred and thirty five thousand pounds).

VAT

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

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VIEWING

Viewing strictly by appointment with Petty Chartered Surveyor's.

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

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk