



Extensively refurbished investment premises

FOR SALE

**29-31
BRIDGE STREET
BURNLEY
LANCASHIRE
BB11 1AD**

2,141 Sq Ft (198.9 Sq M)

- Double fronted ground floor premises, occupied for a number of years as an established café.
- Upper floors comprising a fully refurbished flat and a bed and breakfast facility with newly fitted kitchen.
- Town Centre location close to Charter Walk Shopping Centre.
- Potential gross income of £24,000 per annum.
- All fixtures, furniture and appliances will be included in the sale.

Location

The property occupies a mid parade position on Bridge Street, which is in close proximity to Charter Walk Shopping Centre, Kings Way House and a number of independent retailers on Standish Street and Curzon Street.

Description

A three storey mid-parade property of stone construction beneath a pitched slate roof. To the ground floor the property comprises a double fronted café with a kitchen, seating area and WC facilities.

Number 29 Bridge Street comprises a three bed roomed flat which is accessed to the rear of the property. Number 31 Bridge Street offers Bed and Breakfast accommodation and comprises two bedrooms, a living room, kitchen and bathroom. Both residential units have undergone an extensive refurbishment, including a re-roofing, re-wiring, new central heating systems, new UPVC windows and a brand new kitchen to number 31.

Accommodation

Ground Floor

Café

Kitchen

Dining Area

Public & Staff WC's 90.7 sq.m 976 sq.ft

First and Second Floors

Number 29

3 Bedrooms

Kitchen

Bathroom 56.68 sq.m 610 sq.ft

Number 31

Living room

Kitchen

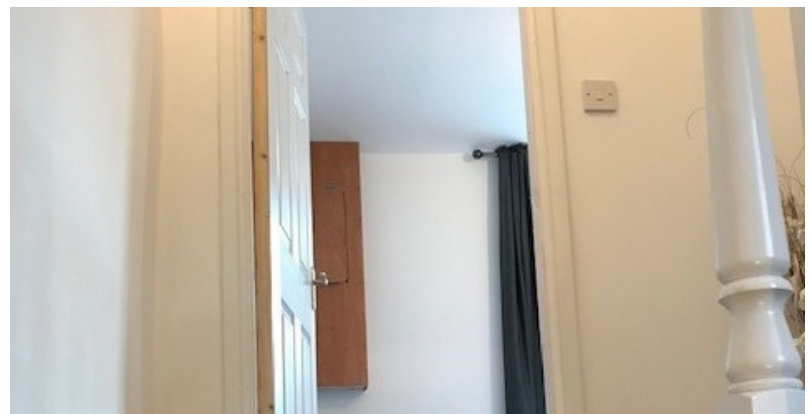
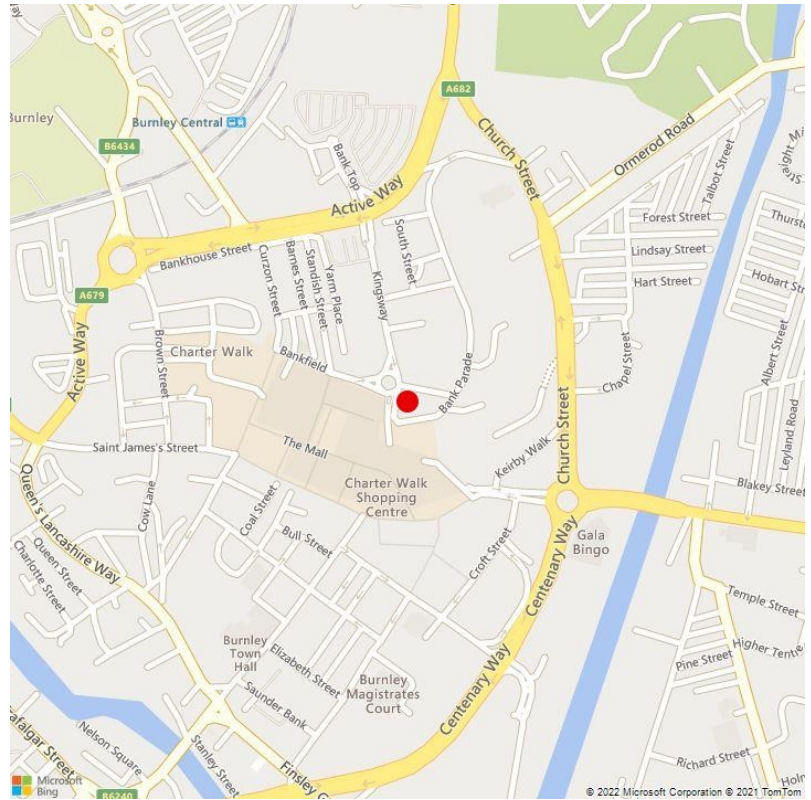
Bathroom

2 Bedrooms 51.57 sq.m 555 sq.ft

GIA 198.95 sq.m 2,141 sq.ft

Planning

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



Price

£185,000 (One hundred and eighty five thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the ground floor café has a Rateable Value of £7,200 per annum (2021/22). No. 31, the bed and breakfast unit, has a rateable value of £1,575 per annum. Both commercial units benefit from small business rates relief.

Services

The property has the benefit of mains services including gas fired central heating.

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.



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

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

VAT

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

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

