



Ground Floor Salon With Upstairs Storage Development Opportunity

FOR SALE BY AUCTION

**155 BRIERCLIFFE ROAD
BURNLEY
LANCASHIRE
BB10 1UY**

823.43 Sq Ft (76.5 Sq M)

- Mixed use premises in popular trading location.
- Comprising a ground floor salon and potential to create 1st floor flat.
- Conveniently located with in 5 minutes drive from Burnley town centre and its amenities.

Location

The property is situated on Briercliffe Road, close to its junction with Colne Road (A682). Situated within a mix of commercial and residential properties, the property is conveniently located within one mile from Burnley town centre.

Description

A mid parade premises of stone construction beneath a pitched slate roof. To the ground floor the property comprises of two good sized rooms leading to a kitchenette to the rear. The first floor is accessed via a staircase to the rear of the property and comprises two storage rooms and three piece bathroom. The property has electric heaters throughout.

The commercial accommodation would be suitable for a variety uses, subject to the appropriate planning consent and the property would be ideally suited for investment purposes.

Accommodation

Ground floor.

Front Room	16.31 sq.m	175.55 sq.ft
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Back Room	12.79 sq.m	137.67sq.ft
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First floor

Front Room	18.24 sq.m	196.33 sq.ft
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Back Room	8.88 sq.m	95.58 sq.ft
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Bathroom	5.68 sq.m	61.13 sq.ft
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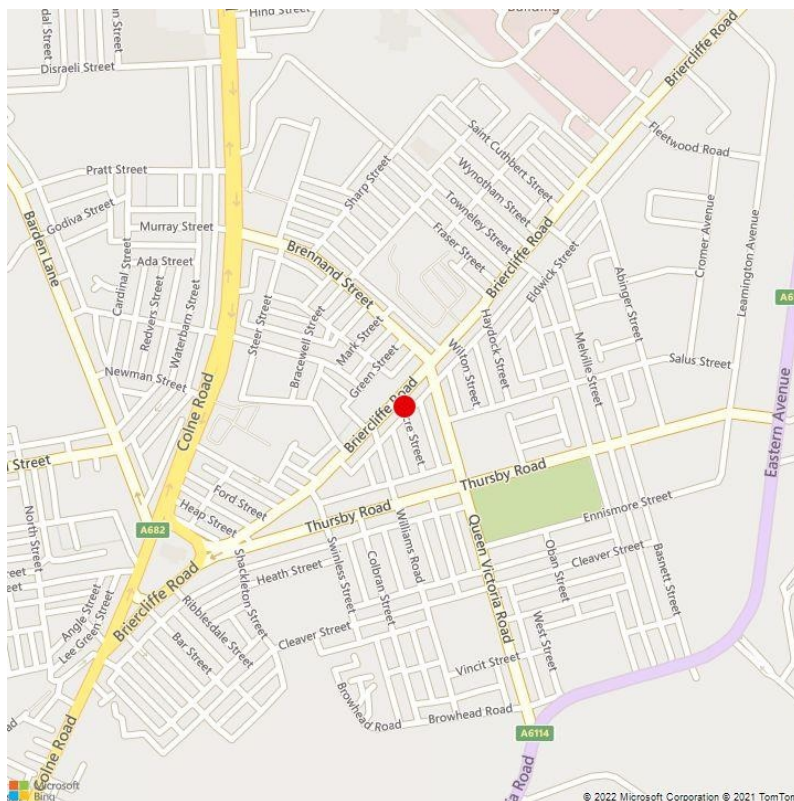
GIA	76.5 sq.m	823.43 sq.ft
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Services

The property has the benefit of water and 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 their intended use is acceptable to the local planning authority.

Price

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2 % including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID – contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

Additional Information

EPC

An Energy Performance Certificate is 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.

Viewings

Petty Commercial
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.

