



Investment Opportunity In Popular Village Location

FOR SALE

**2 THE SQUARE WORSTHORNE
10
THE SQUARE
BURNLEY
BB10 3NG**

401.82 Sq Ft (37.33 Sq M)

- Income producing investment property.
- Popular village location.
- Established Tenant.
- Attractively presented premises in good order.

Location

The property is set within the hear of Worsthorne village, occupying a roadside position off Brownside Road close to its junction with Extwistle Road. Worsthorne is a popular rural village within close proximity to Burnley. Located within a predominantly residential area the property is also in near proximity to a number of commercial occupiers including, pubs, guest houses and independent retailers.

Description

An end of terrace property of traditional stone construction beneath a pitched slate roof. Originally a cottage the property has been occupied for a significant number of years as a hair salon and comprises an open plan salon to the ground floor together with further salon and WC facilities to the first floor. The property is well presented throughout, benefiting from tastefully appointed floor coverings and a suspended ceiling to the ground floor.

Accommodation

Ground Floor

Reception / hair salon 18.60 sq.m 200.20 sq.ft

First Floor

Salon

WC 18.73 sq.m 201.62 sq.ft

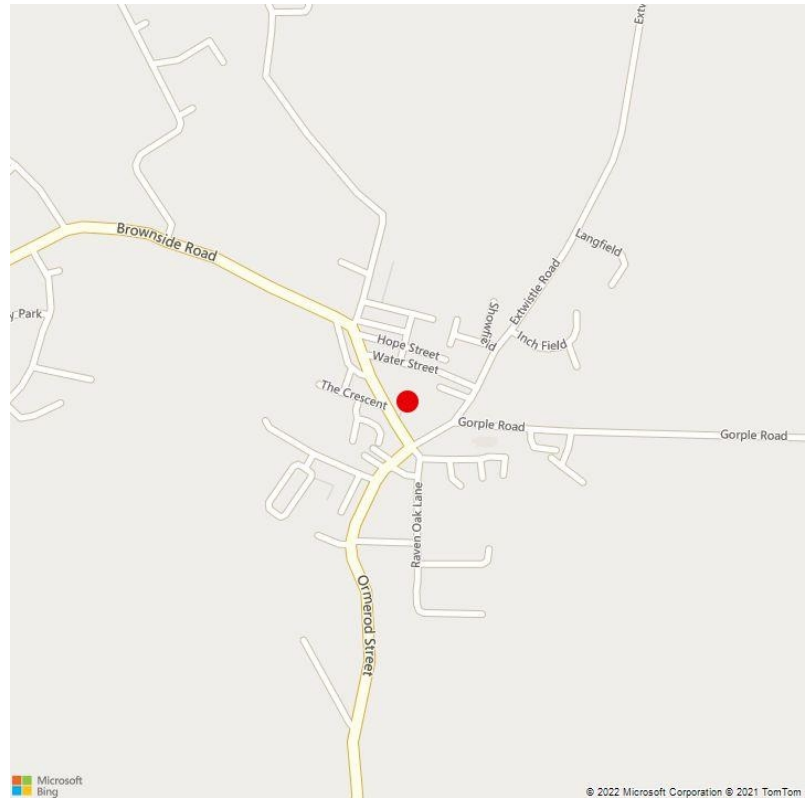
Gross Internal Area 37.33 sq.m 401.82 sq.ft

Services

The property has the benefit of mains electricity and water.

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.



Price

£99,950 (Ninty nine thousand nine hundred and fifty pounds)

Business Rates

We are informed by the Valuation Office Agency website that the property has a rateable value of £1,425 per annum (2018/19)

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 Commercial
Empire Business Centre,
2 Empire Way,
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 firms employment has the authority to make or give any representation or warranty in respect of the property.