



Former Hairdressing Salon And Sun Bed Centre With First Floor Living Accommodation.

FOR SALE

**151-153 BURNLEY ROAD
ACCRINGTON
LANCASHIRE
BB5 6DH**

2,400.3 Sq Ft (222.99 Sq M)

- Spacious ground floor accommodation formerly occupied for many years as a hairdressers and sunbed salon.
- Prominent main road location within a short distance from Accrington town centre.
- First floor vacant, previously let to 2 tenants. Great potential.
- Ground floor suitable for a variety of uses subject to planning.
- All commercial fixtures and equipment can be included by separate negotiation.

Location

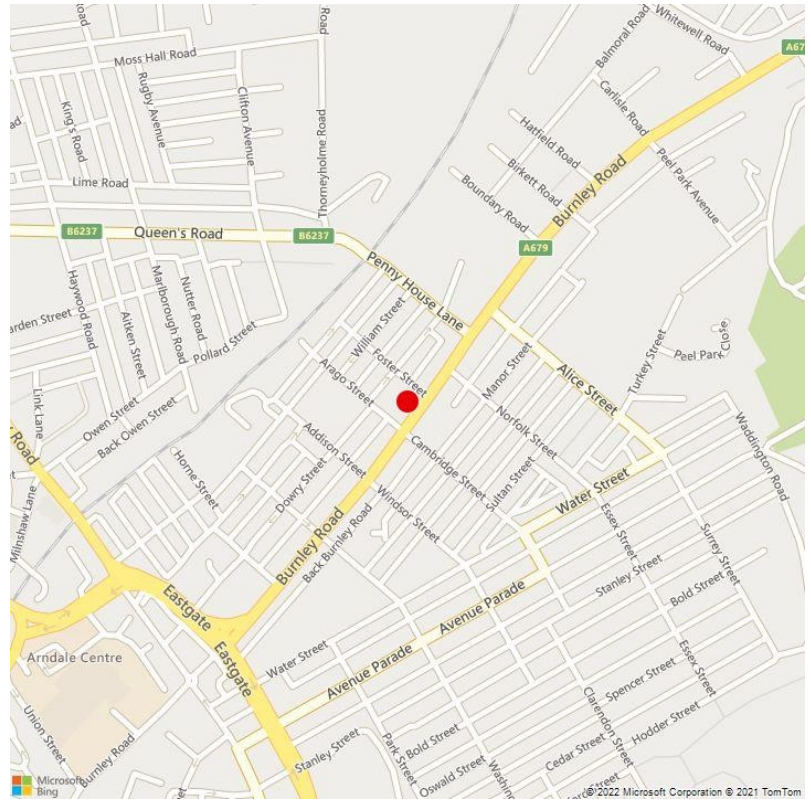
The property is situated on Burnley Road, the main arterial route leading into the centre of Accrington off the Accrington bypass (A56). Occupying a main road position, the property is located within a mixed residential and commercial area immediately opposite a substantial Spar and petrol filling station. A number of local independent retailers are also within the near vicinity.

Description

The property comprises an end terraced, double fronted mixed-use premises, which was converted some years ago to provide a ground floor hairdressing salon, with an adjoining sun bed centre. The ground floor accommodation also benefits from a separate kitchen, WC, and store room.

The first floor accommodation is separately accessed off Foster Street and comprises a series of rooms, shower room and kitchen. The accommodation could be converted into a large 3 three bed roomed flat or incorporated within the commercial space to provide private treatment rooms / offices.

A range of equipment can be included within the sale, subject to separate negotiation including, a range of tanning beds, a vibration plate and a range of hairdressing salon equipment. Further details are available upon request.



Accommodation

Ground Floor

- Hairdressing salon 33.0 sq.m 364 sq.ft
- Kitchen / WC's 8.7 sq.m 94 sq.ft
- Sunbed centre 76.2 sq.m 820 sq.ft

First Floor

2 bedrooms

Kitchen

2 Reception rooms

Shower room 75 sq.m 807.3 sq.ft

Lower Ground Floor

Storage 29 sq.m 315 sq.ft

GIA 223 sq.m 2,400.3 sq.ft

Planning

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



Price

£165,000 (One hundred and sixty five thousand pounds)

Business Rates

We are informed by the Valuation Office Agency website that the ground floor has a rateable value of £4,650 per annum (2021/22).

The first floor living accommodation has a separate council tax banding – Band A

Services

The property has the benefit of all mains services.

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.

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.

