



Substantial Town Centre, Part Income Producing Investment With refurbished Top Floor Apartment.

FOR SALE

**10 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NG**

2,421.86 Sq Ft (224.99 Sq M)

- Prominent retail premises with self contained apartment above.
- First floor ancillary storage with potential for conversion into an additional apartment subject to planning.
- Fully glazed fronted ground floor retail accommodation, with fully fitted commercial kitchen.
- Nearby occupiers include Charter Walk Shopping Centre, Primark, Boots and Costa Coffee.

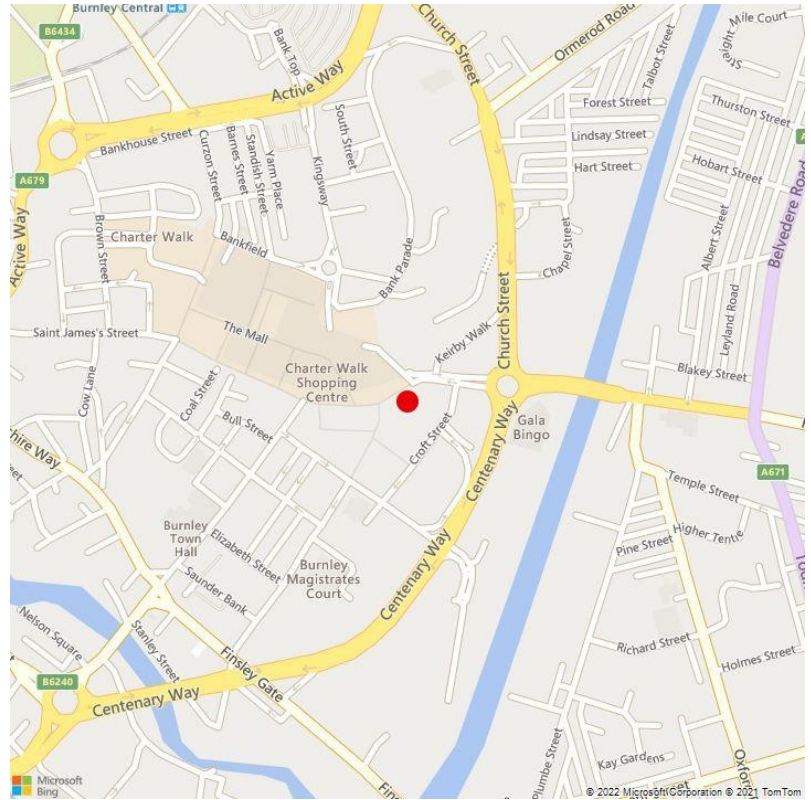
Location

The property occupies a mid parade position on St James Street, the main pedestrianised thoroughfare leading into Burnley town centre. The property is situated within near proximity to Charter Walk Shopping Centre, the main shopping precinct within the town centre.

Description

An imposing Grade II listed premises of traditional construction beneath a pitched slate roof. The property briefly comprises a ground floor café with a fully fitted commercial kitchen. The first floor comprises two large store rooms and to the second and third floor is a self contained two bed roomed apartment which has been refurbished to a high standard. This comprises a modern fitted kitchen/ dining room, a spacious living room and a shower room. The third floor comprises of two bedrooms.

The living accommodation can currently be accessed via the ground floor however has the benefit of an external staircase access to the rear of the property. Similarly, access to the first floor could be created from the existing stairwell allowing the potential for conversion of the first floor into an additional apartment subject to planning.



Accommodation

GROUND FLOOR

Coffee shop
Kitchen 56.4 sq.m 714.76 sq.ft
DDA compliant WC 6.8 sq.m 73.2 sq.ft

FIRST FLOOR

Store Room 1 16.83 sq.m 181.16 sq.ft
Store Room 2 43.00 sq.m 462.69 sq.ft

SECOND FLOOR

Kitchen Dining Room 21.54 sq.m 231.92 sq.ft
Living Room 34.95 sq.m 376.2 sq.ft
Shower Room 4.66 sq.m 50.18 sq.ft

THIRD FLOOR

Bedroom 1 16.93 sq.m 182.32 sq.ft
Bedroom 2 13.88 sq.m 149.43 sq.ft
GIA 225.00sq.m 2,421.86 sq.ft

Planning

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



Price

Offers in excess of £185,000 (one hundred and eighty five thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the ground and first floor has a Rateable Value of £17,000 per annum (2022/23).

The second and third floor apartment has a separate council tax – Band A.

Services

The property has the benefit of all mains services including gas fired central heating to the living accommodation and air conditioning to the ground floor accommodation. There is a separate electricity supply to the Cafe. There is no gas to this part of the property.

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.

Tenancies

The Ground floor is Let as a Coffee Shop for a term of 3 years from October 2022 at a rent of £6,000 pa.

This is subject to annual reviews based on turnover.



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.

