



Office Investment Premises

FOR SALE

**52 BANK PARADE
BURNLEY
LANCASHIRE
BB11 1TS**

1,270 Sq Ft (117.98 Sq M)

- Purpose built two storey offices in 1987.
- Prime Location close to town centre amenities.
- Current Rent £12,000 per annum.
- Available with vacant possession from December 2021.
- May suit a variety of uses subject to the appropriate planning consent.

Location

The property is situated on the corner of Bank Parade and Parker Street in a prominent location being situated on the edge of Burnley town centre. Access to the M65 is also within one mile of the property.

Description

The property was built in 1987 as a two storey office building.

The accommodation on the ground floor comprises a reception, a series of private offices and WC facility. The first floor offers further office accommodation and storage facilities.

There is parking available directly in front of the property.

Accommodation

Ground Floor 59 sq.m (635 sq.ft)

First floor 59 sq.m (635 sq.ft)

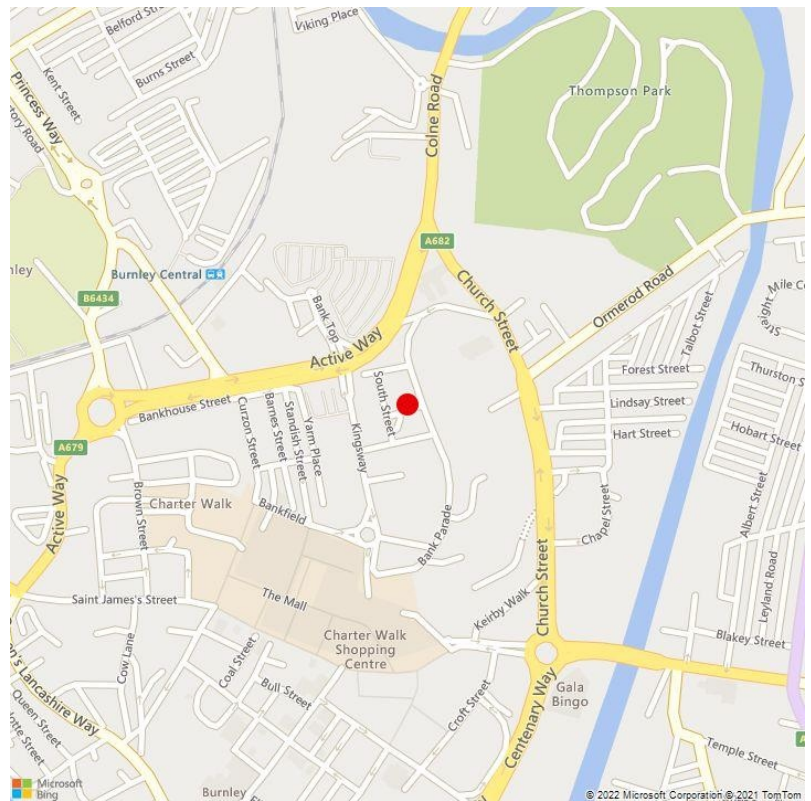
Car park 118 sq.m (1,270 sq.ft)

Services

The property has the benefit of all mains services including gas 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.



Planning

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

Price

£149,000 (One hundred and forty nine thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7400 per annum (2018/19).

Terms

The property is held by way of a Full Repairing and Insurance Lease for a 3 year term with effect from December 2018, at a passing rent of £12,000 per annum. The Tenant is to vacate upon expiration of the lease in December 2021.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.