



Former Public House Formerly Used As Children's Nursery.

FOR SALE

**121 BURNLEY ROAD
PADIHAM
BURNLEY
LANCASHIRE
BB12 8BA**

3,085 Sq Ft (286.6 Sq M)

- Substantial detached former public house suitable for a variety of uses subject to planning.
- Accommodation arranged on ground and first floor with substantial cellar.
- External areas ideally suited for car parking or "play area".
- Situated in Padiham town centre and convenient for all amenities.
- M65 approx. 2 miles distance.

Location

The property is prominently situated with extensive frontage to Burnley Road (A 671) within Padiham town centre. Other occupants in the immediate vicinity include a kitchen showroom, Co-Op store, and various local traders including butchers, hairdressers and food outlets.

Description

A detached stone built property originally a public house but converted a number of years ago by the current owners for use as a Children's Nursery.

The accommodation is arranged over three floors and comprises on the ground floor a main play area off which are Children's toilets. There are two private play areas a former office and staff WC facilities.

The first floor comprises of three substantial play areas, staff kitchen and separate fitted kitchen together with bathroom / toilet facilities.

The cellar is suitable for storage.

Externally there is a car parking area together with outside areas suitable for additional parking or external seating / play areas.

Accommodation

Ground floor

- Main area 52.74 sq.m (567 sq.ft)
- Childrens WC 10.29 sq.m (110 sq.ft)
- Play area 1 19.0 sq.m (205 sq.ft)
- Play area 2 19.12 sq.m (206 sq.ft)
- Office & WC 15.99sq.m (172)

First floor

- Fitted Kitchen 13.37 sq.m (146 sq.ft)
- Staff room 19.22 sq.m (206 sq.ft)
- Play room 1 20.38 sq.m (219 sq.ft)
- Play room 2 31.25 sq.m (336 sq.ft)
- Play room 3 4.46 sq.m (451 sq.ft)
- Bathroom /WC facility

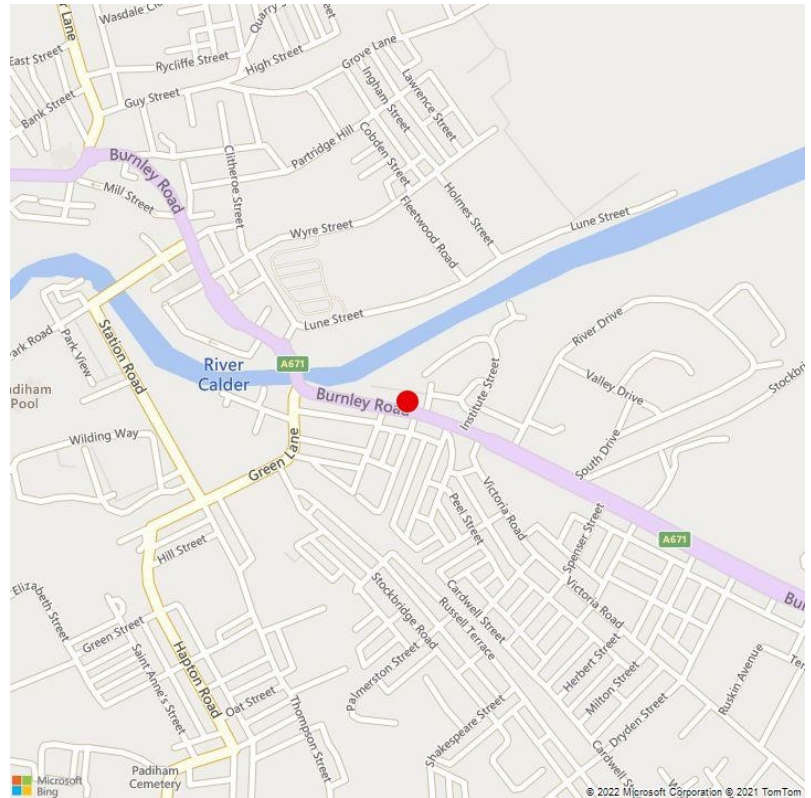
Gross Internal area 286.6 sq.m (3085 sq.ft)

Services

The property has the benefit of all mains services there is a gas fired central heating system, but the prospective purchasers must ensure themselves that this is suitable and in working order.

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

£220,000 + VAT

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £9,300 per annum (2021/22).

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is 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,
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