



FOR SALE

**1 COW LANE &
134-138 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NR**

4,356 Sq Ft (404.67 Sq M)

- Prominent town centre location finished to an extremely high standard.
- Extensive ground floor retail accommodation together with workshop facility.
- Upper floors offer potential for conversion into residential subject to obtaining planning.
- Potential to split.
- Loading Bay with 40 min parking.
- Business available by separate negotiation.

Location

The property is situated on St James Street the main retail thoroughfare through Burnley town centre. The property has a return frontage to Cow Lane and other occupants in the immediate vicinity include Marks & Spencer's and Charter Walk Shopping Precinct.

Description

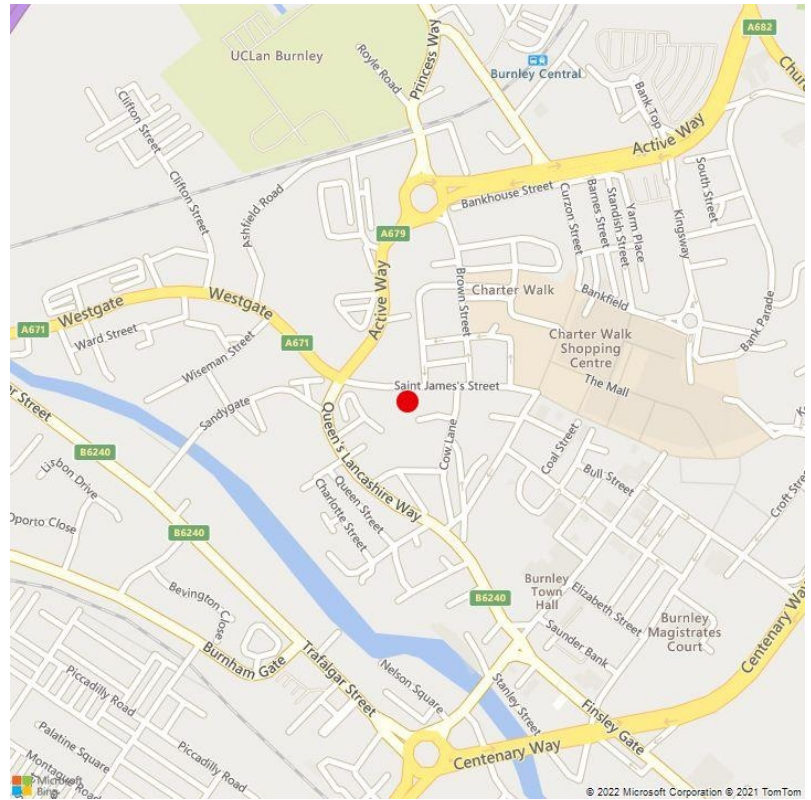
A substantial retail property of stone construction beneath a pitched slate roof with a return frontage to St James Street and Cow Lane.

The property comprises four distinct premises including 1 Cow Lane, 134, 136 and 138 St James Street. The property is laid out in such a manner that it would suit splitting into various individual ground floor retail units with separate access available to the upper floors providing further development potential.

The premises are currently occupied by an Art Gallery with a picture framing workshop.

There are large usable basement storage / workshop areas. The vendor is willing to split the property.

The property is mainly open plan and has recently been completely refurbished to a high standard.



Accommodation

Ground floor

| | | |
|---------------------|------------|-----------|
| 1 Cow Lane | 26.7 sq.m | 288 sq.ft |
| 134 St James Street | 19.63 sq.m | 211 sq.ft |
| 138 St James Street | 59.01 sq.m | 637 sq.ft |
| 136 St James Street | 30.09 sq.m | 455 sq.ft |

First Floor

| | | |
|----------------------------------|------------|-----------|
| 138 St James Street | 44.52 sq.m | 479 sq.ft |
| 136 St James street | 48.67 sq.m | 524 sq.ft |
| 1 Cow Land & 134 St James street | 49.78 sq.m | 536 sq.ft |

Second Floor

| | | |
|---------|------------|-----------|
| Storage | 19.35 sq.m | 208 sq.ft |
|---------|------------|-----------|

Basement

| | | |
|-------------------|------------|------------|
| Storage/workshops | 94.55 sq.m | 1018 sq.ft |
|-------------------|------------|------------|

All areas are quoted net internal. WC's are located within the first floor



Planning

It is the prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the local planning authority. The property is within the town centre Conservation area and is locally listed.



Price

Offers Over
£350,000

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £19,750 per annum (2021/22).

Services

All mains services are available and the property has the benefit of gas fired central heating.

Services Responsibility

It is the prospective purchaser's/tenant'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 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.

