



Mid Parade Hair Beauty Salon with Separate First Floor Flat

FOR SALE

**219 PADIHAM ROAD
BURNLEY
LANCASHIRE
BB12 0HB**

872 Sq Ft (81.01 Sq M)

- Extensively refurbished and attractively presented mid parade retail premises currently used as a Nail Bar.
- Self contained first floor one bedroomed apartment.
- Ample car parking to the front of the premises and within 2 minutes drive of access onto the M65 motorway.
- The property is fully alarmed and has the benefit of iron grills on the windows and upstairs door.

Location

The property is situated on Padiham Road close to junction 8 of the M65. The property is in a slightly elevated position and has high visibility and is readily identifiable from the motorway junction. The property is within walking distance of a main bus route and additional local shops.

Description

An end parade property of stone construction with a slated roof. The property was fully modernised in 2021 and this included where necessary re-flooring, provision of new walling, electrics, plumbing and some re-roofing. Comprising on the ground floor are retail sales area which is currently fitted out as a nail bar, with full UPVC double glazed display window and electrically operated security grill. To the rear there is a treatment room and a separate kitchen with base and wall units. The cellar has also been fully boarded with UPVC panelling and suspended lighting and is being used as additional treatment rooms. There is a fully fitted WC facility with UPVC panelled walls and ceiling. There is an aluminium staircase leading to a first floor flat, this provides an open plan living kitchen with extensive range of base and wall units including hob and oven. There is a recently fitted corner shower, WC and wash hand basin with tiling adjacent to the shower. The bedroom is situated to the front of the property. The property has the benefit of UPVC double glazing, gas central heating and CCTV to the front and rear.

Accommodation

Ground Floor

Sales including feature fireplace 18.95 sq.m 203.97 sq.ft
Treatment room 12.33 sq.m 132.71 sq.ft
Kitchen 2.54 sq.m 26.37 sq.ft

First Floor

Living Kitchen 16.72 sq.m 179.97 sq.ft
Bedroom 8.02 sq.m 86.32 sq.ft
Bathroom 3.12 sq.m 33.58 sq.ft

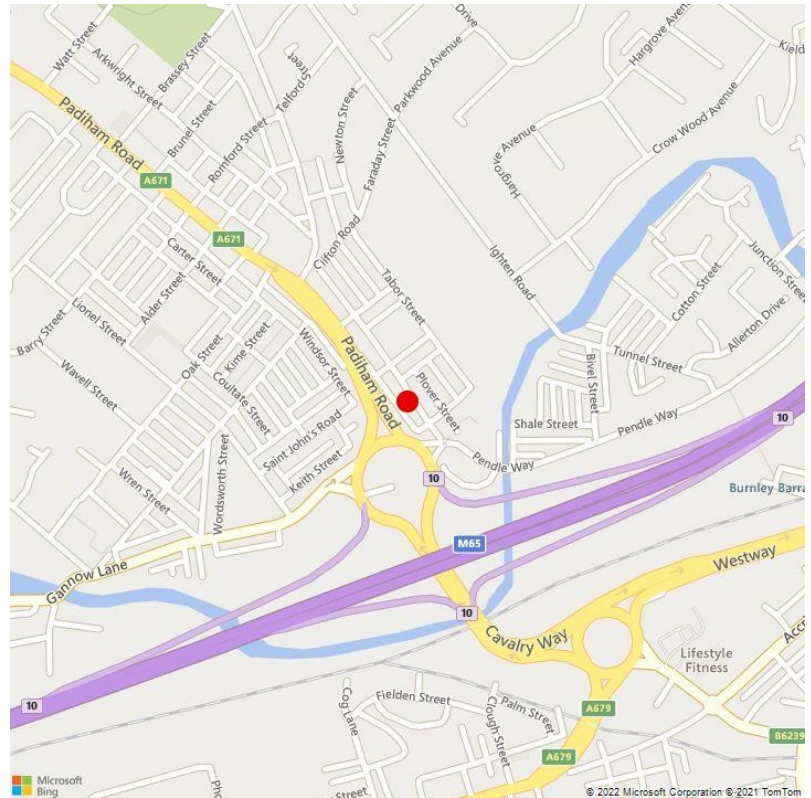
Basement

Treatment 19.31 sq.m 207.85 sq.ft
Separate WC

Net Internal Area 81.05 sq.m 872 sq.ft

Planning

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



Price

£147,950 OIRO

Business Rates

The first floor flat has a Council Tax Band A. The ground floor retail accommodation may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011

Services

The property has the benefit of all mains services including gas, water and electricity. The central heating boiler is located in the flat and heats the whole of the property sub division will be required if the flat was to be let separately. There is also one water meter.

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 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.

