



Prominent Town Centre Office Building with Ground Floor Retail Accommodation

FOR SALE

**32-40 KEIRBY WALK
BURNLEY
LANCASHIRE
BB11 2DE**

5,508 Sq Ft (511.69 Sq M)

- Self contained ground floor retail accommodation with separate first and second floor offices.
- Extensive lower ground floor with separate access.
- Potential to convert upper floors into residential, subject to obtaining necessary planning consent.
- Prominent landmark building offering great development potential.

Location

The property is situated opposite the entrance to the Keirby Hotel, close to the Centenary Way and Yorkshire Street roundabout within Burnley town centre. Close by are a popular row of retail shops including Haffners Butchers, and The Bank of Dave. The car part to the front of the premises is privately owned by the Kierby Hotel and contract car parking may be able to be agreed via negotiations directly with the hotel.

Description

The ground floor comprises of a self contained retail outlet that has until recently been used as an opticians, it was finished to a high standard and there are two private offices / test rooms together with on the lower ground floor staff accommodation, offices and preparation rooms. Above, and accessed by a separate doorway are office arranged over the first and second floor. The first floor comprises of 5 offices a kitchen and WC, the second floor of 4 offices together with Kitchen and 2 WC's.

There is separate access to a lower ground floor that many years ago was used as bar / restaurant and is in need of some modernisation.

Accommodation

Ground floor 11.74 sq.m (1,202 sq.ft)

Lower ground floor staff offices 65.05 sq.m (700 sq.ft)

First floor offices 111.74 sq.m (1,202 sq.ft)

Second floor offices 111.74 sq.m (1,202 sq.ft)

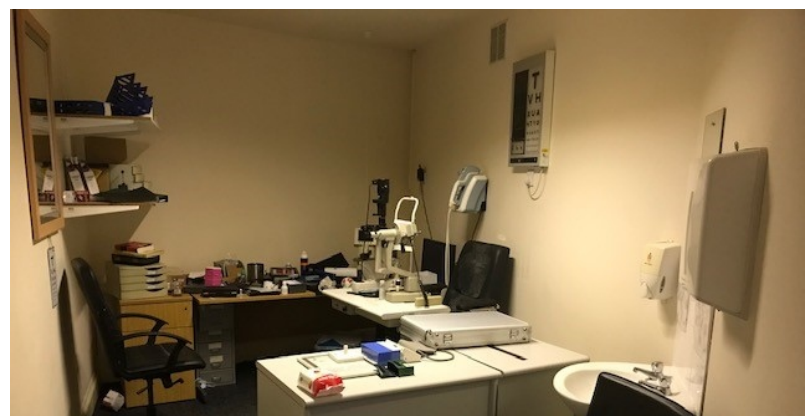
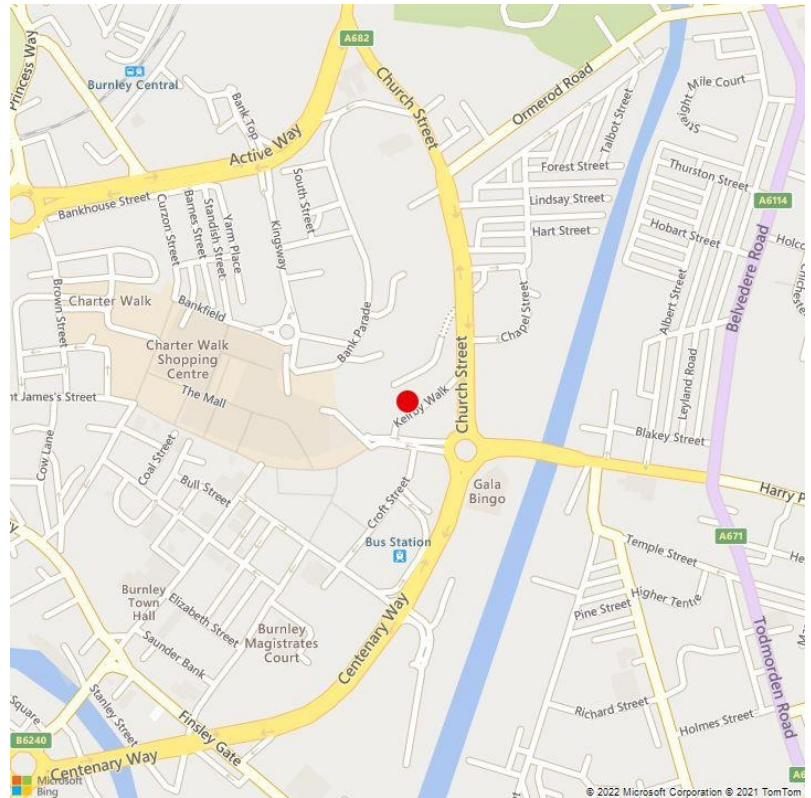
Lower ground floor basement (former bar) 111.74 sq.m (1,202 sq.ft)

NET INTERNAL AREA 511.99 sq.m (5,508 sq.ft)

Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority, and enquiries should be made directly to Burnley Borough Council on 01282 425011.

Although the upper floors are ideally suited to an office use they may lend themselves to conversion into apartments subject to planning and building regulations. There is currently a good demand for town centre apartments. For an over view please contact our residential lettings office on 01282 417775.



Price

£595,000 (five hundred and ninety-five thousand pounds)

Business Rates

Ground floor has a Rateable Valuation of £14,500
First and second floors are not currently assessed
Small Business Rates Relief may be available

Services

The property has the benefit of all mains water and electricity plus gas central heating to part but no guarantees are given as to its condition.

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.

