



Vacant Retail / Residential Refurbishment Opportunity.

FOR SALE

**45-47 STANDISH STREET
BURNLEY
LANCASHIRE
BB11 1AP**

1,756 Sq Ft (163.13 Sq M)

- Double fronted retail premises in established retail parade.
- Close to Burnley town centre and Burnley UCLAN College with excellent footfall.
- Two bedroomed apartment suitable for HMO conversion subject to planning.
- Opportunity to enhance the property to form income producing investment.

Location

Standish Street is located on the northern fringe of Burnley town centre, adjacent to the Charter Walk Shopping Precinct. The area is an established retail location for local specialists independent traders and benefits from on street parking adjacent.

Description

A double fronted two storey property of stone construction under a pitched slate roof. Comprising on the ground floor of two vacant retail units with office and WC's to the rear. The first floor comprises a 2 bedroomed self contained apartment and would be suitable for HMO conversion subject to planning approval. The ground floor property benefits from roller shutter security access. The properties are in need of some refurbishment.

Accommodation

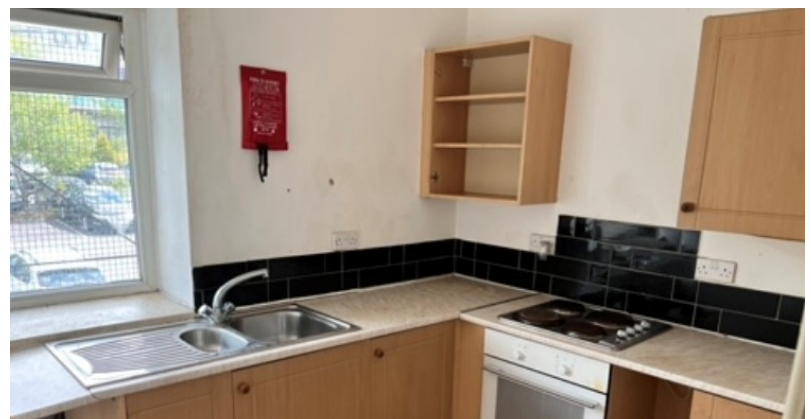
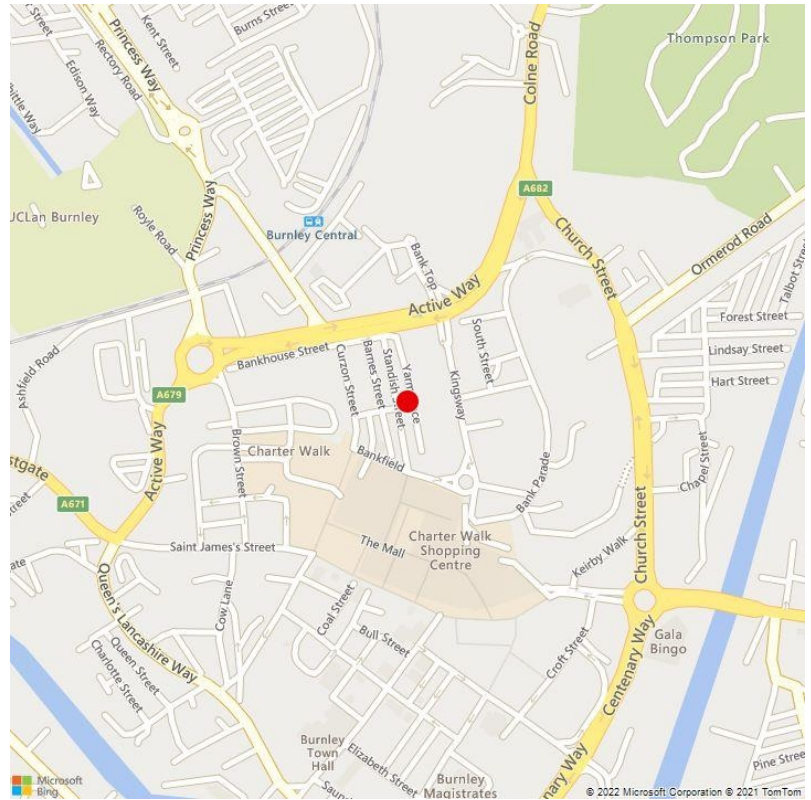
Ground floor - 878 sq.ft (81.6 sq.m)

First floor - 878 sq.ft (81.6 sq.m)

Gross internal floor area 1756 sq.ft (163.2 sq.m)

Planning

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



Price

£120,000 (one hundred and twenty thousand pounds)

Business Rates

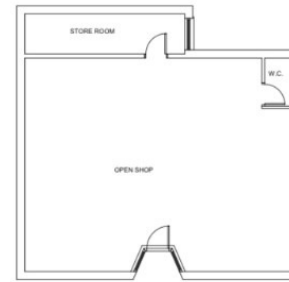
We are informed by the Valuation Office Agency Website that the ground floor has a Ratable Value of £4750 per annum (2017 - present). The property may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011. The first floor apartment has Council Tax Band A

Services

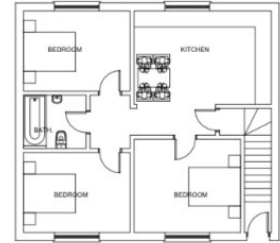
We are advised that the property has the benefit of mains electricity and water.

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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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.

