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## Prominent Trade Counter / Retail unit

### FOR SALE / TO LET

**3 TRAFALGAR STREET  
BURNLEY  
LANCASHIRE  
BB11 1TP**

**3,770 Sq Ft (350.23 Sq M)**

- Prominently situated premises, ideally suited to Trade Counter or similar use.
- Refurbished over the last couple of years including the provision of a new roof.
- Ample parking to the front and side of the property with yard area.
- Suitable for a wide variety of uses subject to planning consent.

### Location

The property is prominently situated in a prime location on the outskirts of Burnley town centre with a frontage onto Trafalgar Street at its junction with Manchester Road. Burnley is a substantial market town in the East of Lancashire situated to the South East side of the M65 approximately 26 miles North of Manchester, 12 miles East of Blackburn and 29 miles to West Bradford.

Access onto the M65 is within a five minute drive at Junction 7 /8.

### Description

The property comprises of a prominently positioned commercial property that was originally built as a tyre fitting depot but has been subject to a number of alternate uses over the last few years.

It was extensively refurbished a few years ago and the property has its accommodation arranged over two floors. The ground floor comprises of an open plan workshop, together with kitchen and WC facilities. The first floor was previously used for storage and has also been used for offices in the past. Adjoining is a single storey office providing a series of private offices, WC and kitchen facilities.

Externally there is an enclosed yard providing ample car parking.

### Accommodation

Ground floor

Office & Kitchens 39.2 sq.m 422.0 sq.ft

Warehouse & WC 155.5 sq.m 1674.0 sq.ft

1st floor

Office/Storage 155.5 sq.m 1674.0 sq.ft

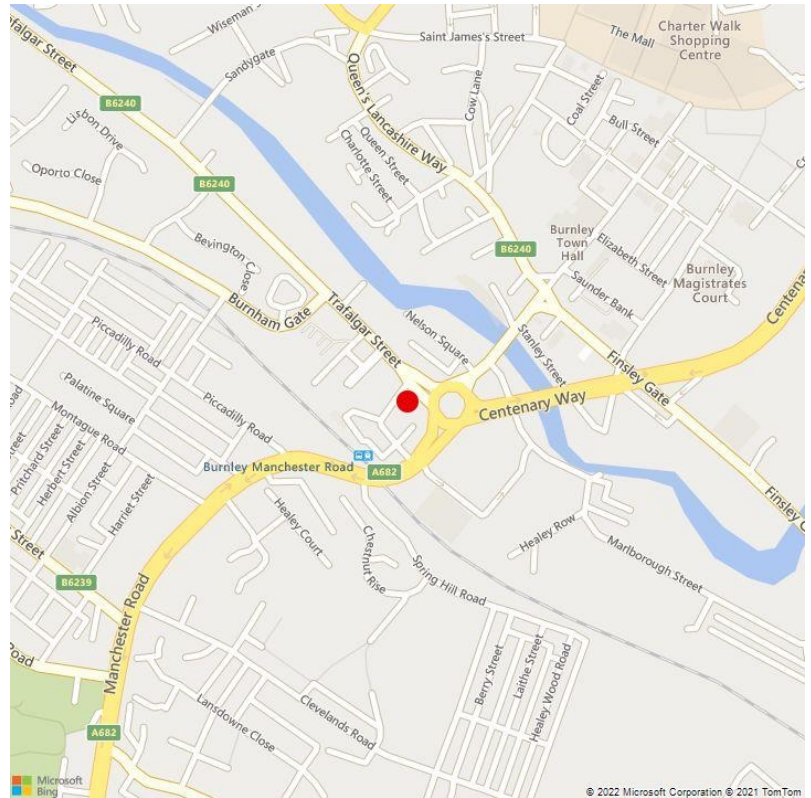
Gross internal area 350.2 sq.m 3790.0 sq.ft

### Services

There are mains supply services of Electricity and Water, with drainage to public sewer. The former tenant has partially installed an LPG external tank which was to provide internal heating. This has not been completed.

### Services Responsibility

It is the prospective purchaser /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.



### Planning

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

### Price /Price

Price - £395,000 (Three hundred and ninety-five thousand pounds)

Rent - £25,000 per annum (twenty-five thousand pounds)

### Business Rates

To be assessed

### Terms

The property is available by way of a new lease for a term to be agreed.

## 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 independent enquiry.