



## Prominently Located Retail Premises With Large Flat Above

### FOR SALE

**3 LYNDHURST ROAD  
BURNLEY  
LANCASHIRE  
BB10 4EG**

**1,342.27 Sq Ft (124.7 Sq M)**

- Prominent roadside location.
- Ground floor retail unit with large 3 bedroomed flat above.
- Potential to extend the retail accommodation.
- Close proximity to Burnley town centre with Aldi and a number of established local businesses also within the near vicinity.

### Location

The property occupies an end terraced position fronting Lyndhurst Road, close to its junction with Todmorden Road (A671), which is within a short drive from Burnley town centre. The surrounding area is predominantly residential with a number of local established businesses within the near vicinity. Other occupants in the immediate vicinity include Aldi, James Hargreaves Plumbers Merchants and Burnley Football Club.

### Description

An end terraced mixed use property of stone construction underneath a pitched slate roof. The ground floor partially comprises a shop with basement storage together with a separately accessed flat comprising a living room, and kitchen to the ground floor. The first floor to the flat comprises three bedrooms and a bathroom.

An ideal investment opportunity with the potential to extend the retail accommodation by removing the partitioned wall connecting into the flat living room.

### Accommodation

Ground floor shop

Sales area - 20.1 sq.m 216.35 sq.ft

Ground floor flat

Living room, kitchen - 32.2 sq.m 346.64 sq.ft

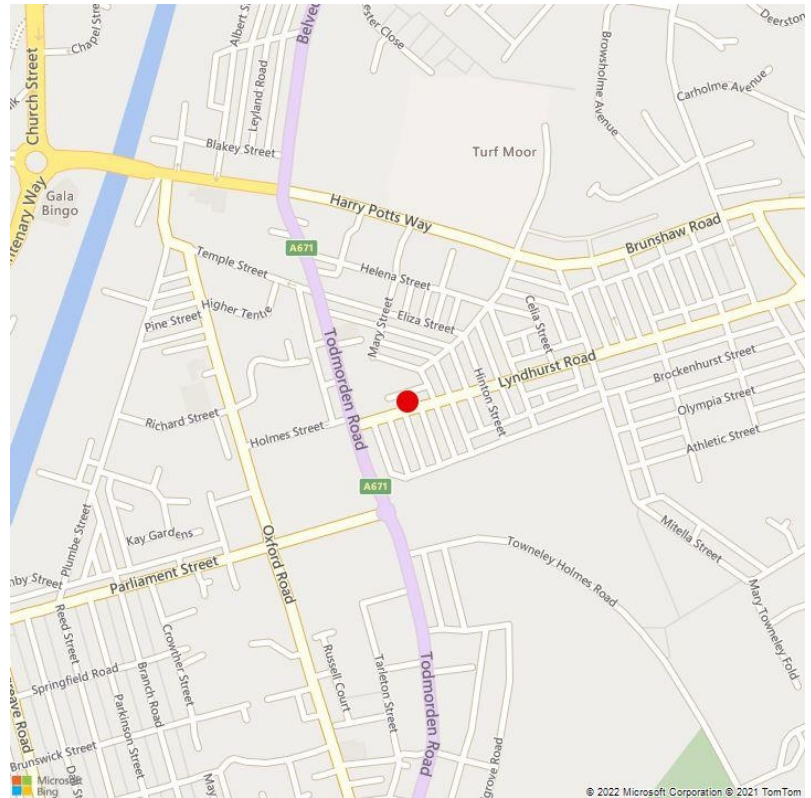
First Floor

Three Bedrooms, bathroom - 52.3 sq.m 563.00 sq.ft

GIA 124.7 sq.m 1,342.27 sq.ft

### Planning

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



### Price

£100,000 (one hundred and ten thousand pounds).

### Business Rates

We are informed by the Valuation Office Agency Website that the ground floor shop has a Rateable Value of £2,700 (2021/22, The flat has a separate Council Tax Banding – Band A

### Services

The property has the benefit of all mains services.

### 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 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.

