



Office / Retail Premises

FOR SALE

**1 RAILWAY STREET
BRIERFIELD
NELSON
LANCASHIRE
BB9 5PJ**

846 Sq Ft (78.59 Sq M)

- Deceptively spacious corner property in generally good condition.
- Within walking distance of Brierfield town centre and its amenities.
- Within 150 meters of Brierfield Railway Station.
- Potential to enhance the first floor to create living accommodation, subject to obtaining the necessary planning consent.

Location

The property is situated just off Burnley Road, (A59) close to Brierfield town centre, which offers amenities such as local retailers, Morrisons convenience store, petrol station and various retail outlets.

Access to the M65 is within approximately 1 mile at junction 12.

Description

The property comprises of an end commercial property being one in a block of three. We believe it was originally stone construction but externally the property is fully rendered with a pitched slate roof.

The property has been used as an opticians for a number of years and comprises on the ground floor of a reception and waiting area, a small showroom facility, test room and kitchen with fitted base and wall units.

The first floor comprises of two offices and a bathroom with white three piece suite. Externally there is parking in the surrounding streets.

Accommodation

Ground Floor

Reception / waiting room 204 sq.ft (18.95 sq.m)

Showroom 64 sq.ft (5.98 sq.m)

Test Facility 121 sq.ft (11.24 sq.m)

Kitchen 37 sq.ft (3.48 sq.m)

First Floor

Office 1 206 sq.ft (19.17 sq.m)

Office 2 214 sq.ft (19.94 sq.m)

Bathroom

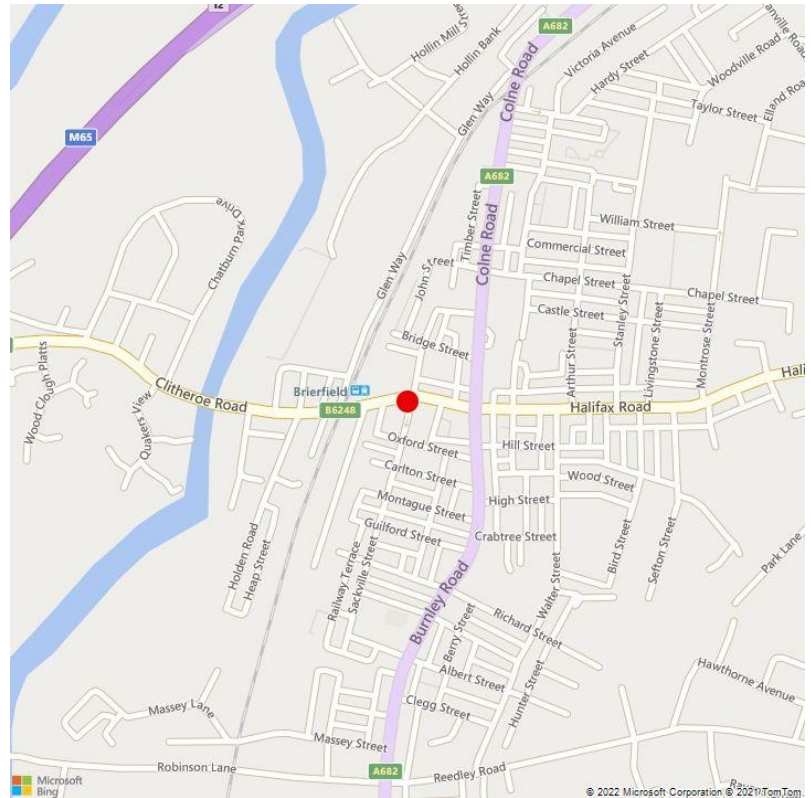
Net internal floor area 846 sq.ft (78.59 sq.m)

Services

The property has the benefit of all mains services including gas fired central heating.

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.



Planning

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

Price

£85,000

Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

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 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.