



Ground Floor Vacant Takeaway With Three Bedroomed First Floor Apartment

FOR SALE

**1 STATION ROAD
BARNOLDSWICK
LANCASHIRE
BB18 5NA**

1,672 Sq Ft (155.33 Sq M)

- Prominent position on the corner of Station Road and Church Street within Barnoldswick town centre.
- The accommodation has recently been extensively refurbished, the ground floor requires some finishing, but the majority of the work has been completed.
- The first floor all works have been completed and this an attractively presented three bedroomed apartment.

Location

The property is situated within Barnoldswick town centre at the corner of Church Street and Station Road with other occupants in the close vicinity including convenience stores, hairdressers, an Indian Restaurant.

Description

The property comprises of a deceptively spacious corner property situated within Barnoldswick town centre. The property has been recently been subject to a complete refurbishment and it was the intention of the owners to occupy the ground floor as a Pizza takeaway. The works to the ground floor have included provision of a new aluminum shop front and door way and the alteration to the accommodation to provide an open plan sales area with counter, this currently has a tiled floor and is partially finished. To the rear is a separate preparation area with a fully tiled floor and walls, various wash hand basins and sinks and separate WC's. The first floor, which has a separate access comprises of an attractive well presented and fully modernised three bedroomed apartment. The improvements have included a newly fitted kitchen incorporating fridge and freezer, a new bathroom with tiled walls to part and tiled floor. There is a good sized lounge and three bedrooms. This property benefits from gas central heating, and new PVC double glazing.

Accommodation

Ground Floor

Sales area and preparation 836 sq.ft

First Floor

Lounge

Dining Kitchen

Bathroom

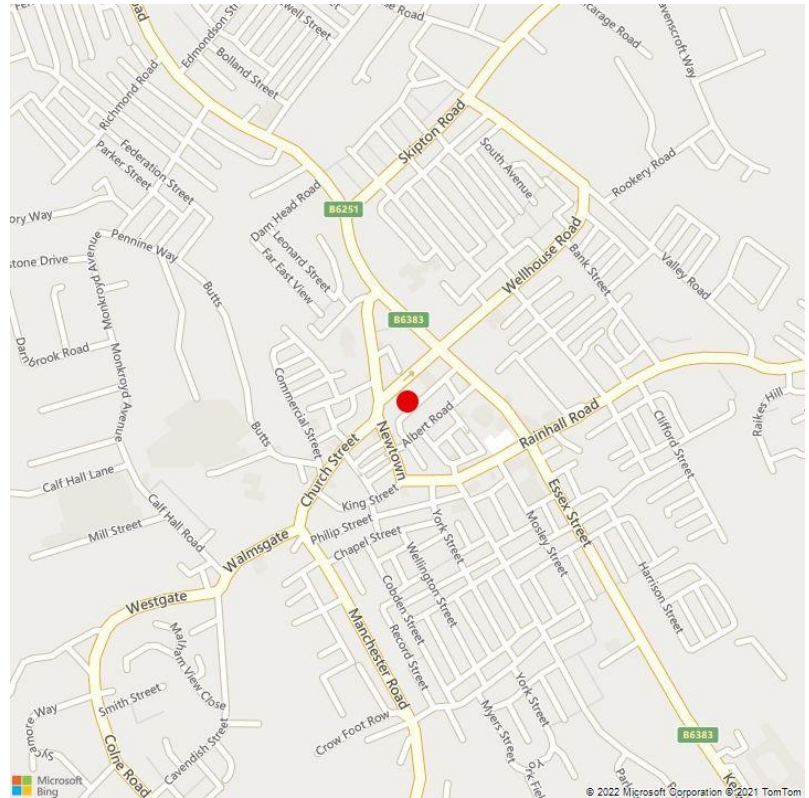
Three Bedrooms 836 sq.ft

Services

The property has the benefit of all mains services, the apartment has gas central heating and there is some air conditioning to the ground floor.

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

£225,000 (equipment by separate negotiation).

Business Rates

The ground floor will need to be assessed for Business Rates but has been excluded from the current valuation list due to the refurbishment works. The first floor will be subject to a Council Tax Banding and we believe this to be Council Tax Band A.

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.