



Retail / Office With Living Accommodation - Development Potential

FOR SALE

**296 PADIHAM ROAD
BURNLEY
LANCASHIRE
BB12 6ST**

1,454 Sq Ft (135.08 Sq M)

- Deceptively spacious mid parade property in a popular main road location.
- Living accommodation to the rear and upper and lower floor,
- Within two minutes drive of access onto the M65.
- Close to a densely populated residential location.
- Development Potential subject to planning permission.

Location

The property is situated on Padiham Road close to junction 8 of the M65. Other occupants close by include a chemist, hairdressers, convenience store and leisure use. The property is well positioned for the main bus route leading into Burnley town centre.

Description

A substantial inner parade property of stone construction with a pitch slate roof.

The property many years ago offered retail premises to the front with living accommodation to the rear and upper and lower floors. The retail element closed a number of years ago and the accommodation was converted into a "hobbies room". This could easily be used for residential or retail purposes subject to obtaining the necessary planning consent. The Living accommodation offers on the ground floor a substantial lounge and fitted kitchen, together with the former retail / "Hobbies room", on the first floor there are three bedrooms and a modern bathroom. In addition there is a double cellar and single garage.

Accommodation

Ground Floor

Hobbies Room / store 230 sq ft (21.43 sqm)

Lounge 220 sq ft (20.5 sqm)

Fitted Kitchen 60 sq ft (5.58 sqm)

First Floor

Bedroom 1 85 sq ft (7.97 sqm)

Bedroom 2 141 sq ft (13.13 sqm)

Bedroom 3 96 sq ft (8.97 sqm)

Bathroom 97 sq ft (9.08 sqm)

Cellar 4.50 sq ft (41.80 sqm)

Garage 75 sq ft (6.96 sqm)

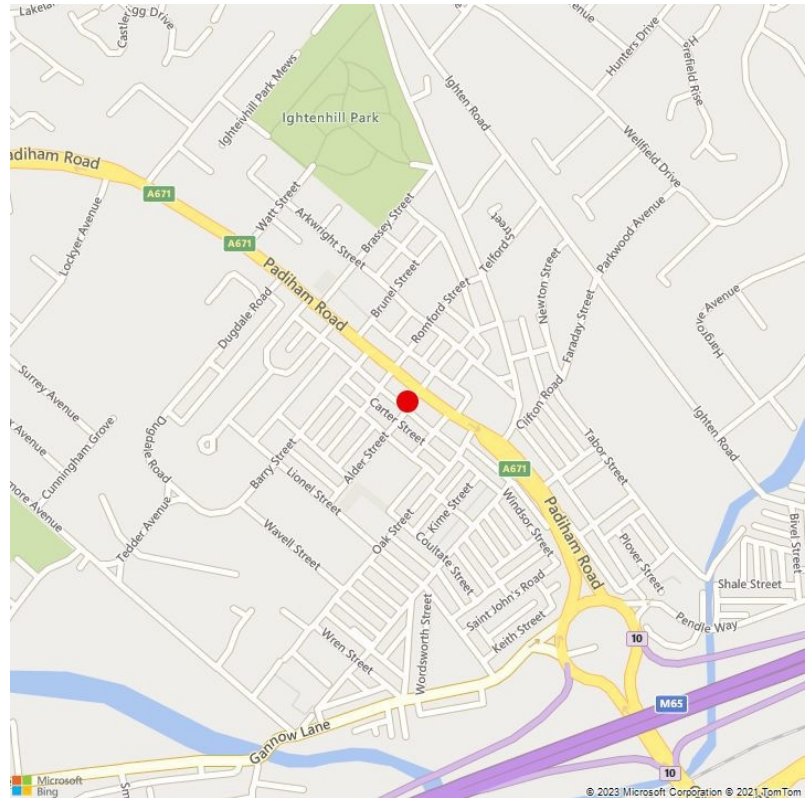
Net internal floor area 1454 sq.ft (13.08 sq.m)

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

£89,950

Business Rates

The property is currently assessed for residential use Council Tax Band C

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.