



Hot Food Takeaway Premises Close to Burnley Town Centre.

FOR SALE BY AUCTION

**41 PARKER LANE
BURNLEY
LANCASHIRE
BB11 2BU**

1,065 Sq Ft (98.94 Sq M)

- Town centre property with hot food takeaway planning consent.
- Front sales / counter with extended kitchen and preparation area.
- Parking available immediately to front of building.
- Within a short distance of Charter Walk Shopping Centre, Marks and Spencer, Primark and Next.

Location

The property is situated on Parker Lane within a short walk from Charter Walk shopping Centre and St James Street, other occupiers in the nearby vicinity include Tesco, various banks, retailers, solicitors and estate agents with Burnley bus station also within a short distance.

Description

The property comprises an inner parade property that is of stone construction with a pitched slate roof. The ground floor comprises a counter/waiting and kitchen/preparation area with a single storey store to rear. There is a cellar that is used for additional storage.

The first floor comprises a front store room and WC and there is an additional store room to the attic.

Accommodation

Ground floor sales 14.1 sq.m (152 sq.ft)
Rear prep 9.8 sq.m (106 sq.ft)
Rear store 6.4 sq.m (69 sq.ft)
Cellar 19.9 sq.m (214 sq.ft)

FIRST FLOOR

Store room 17.6 sq.m (189 sq.ft)
WC 5.6 sq.m (60 sq.ft)

SECOND FLOOR

Store room 15.3 sq.m (165 sq.ft)

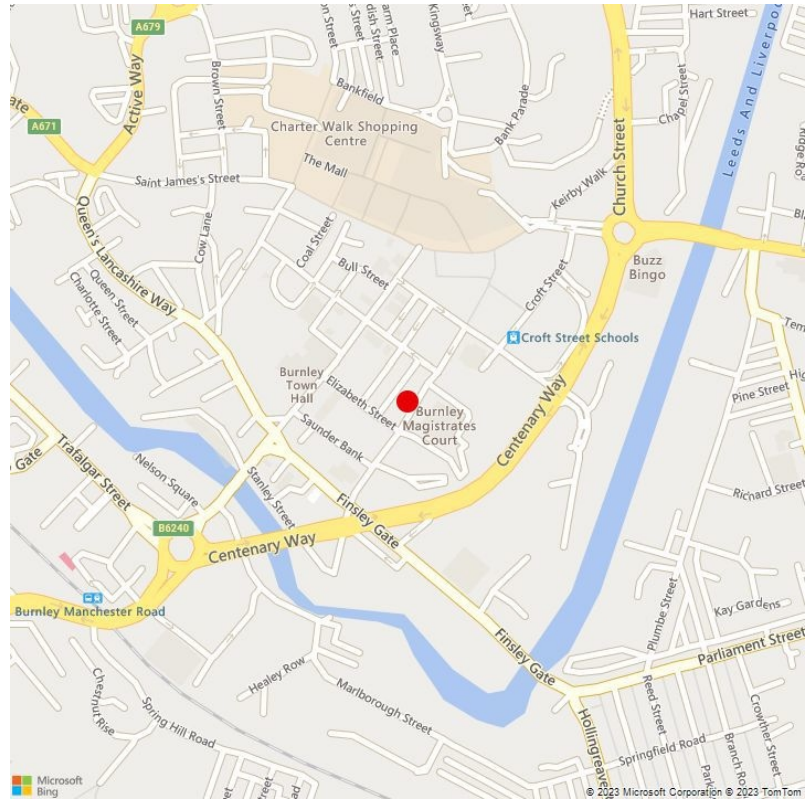
Net internal floor area 88.7 sq.m (955 sq.ft)

Services

The property has the benefit of all mains services including gas, water and electricity.

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

For sale by the Modern Method of Auction: Starting bid price £45,000

This property is for sale by the Lancashire Property Auction powered by "iam-sold".

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

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 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.

