



## Substantial Office / Educational Facility With Large Private Car Park

### FOR SALE / TO LET

**CHAPEL ANNEXE  
CHAPEL PLACE  
HAMMERTON STREET  
BURNLEY  
LANCASHIRE  
BB11 1LE**

**3,151.26 Sq Ft (292.75 Sq M)**

- Self contained office premises conveniently located close to Burnley Town Centre and within short drive from junctions 10 and 11 of the M65 motorway.
- Versatile property ideally suited to educational or training facility, however would suit office or possible leisure use subject to planning.
- Gas central heating and LED lighting throughout.
- Gated private car park with outdoor play area which could be utilised as additional parking.



### Location

The property is situated on Chapel Place, which is just off Hammerton Street close to its junction with Manchester Road. Conveniently positioned close to Burnley town centre, the property is within a short drive from junctions 10 and 11 of the M65 motorway.

Other established businesses in the nearby vicinity include, HSL Furniture, Screwfix, UCLAN University and Reel Cinema.

### Description

A detached office premises with a large enclosed, gated yard. Occupied for a number of years as a children's behavioral support centre, the property comprises a front reception area, large office, a staff room with kitchenette, two open plan classrooms each with fitted kitchens, two private offices and three sets of WC's, two of which are with shower facilities.

There are an additional two store rooms to the first floor and externally the property benefits from a large private car park and soft tarmac play area which could create additional parking if required. Externally to the side of the property is an outdoor seating area with timber decking.

A highly versatile premises which would suit a similar educational or training facility, various office uses, or possible leisure uses subject to the appropriate planning consent.

### Accommodation

#### Ground Floor

Reception 20.82 sq.m (224.1 sq.ft)  
Staff room / kitchenette 15.95 sq.m (148 sq.ft)  
Office 22.81 sq.m (245.52 sq.ft)  
Classroom 1 / kitchen 40.15 sq.m (432.17 sq.ft)  
Classroom 2 / kitchen 43.2 sq.m (465 sq.ft)  
Common room 49.6 sq.m (533.88 sq.ft)  
Private office 1 5.16 sq.m (27.09 sq.ft)  
Private office 2 5.25 sq.m (56.51 sq.ft)  
WC / shower 5.12 sq.m (55.11 sq.ft)  
Disabled WC / shower 5.24 sq.m (56.4 sq.ft)  
Infant WC's 12.36 sq.m (133.04 sq.ft)  
Hallway 28.94 sq.m (311.51 sq.ft)

#### First floor

Store room 1 13.88 sq.m (149.4 sq.ft)  
Store room 2 4.26 sq.m (45.85 sq.ft)

GIA 292.76 sq.m (3,151.26 sq.ft)





### Planning

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

### Price / Rent

£340,000  
£2,300 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £6,500 per annum (2023/24). The prospective Purchaser / Tenant is likely to benefit from small business rates relief and should contact Burnley Borough Council on 01282 425011 to confirm.

### Services

We are advised all mains services are connected to the property including gas central heating

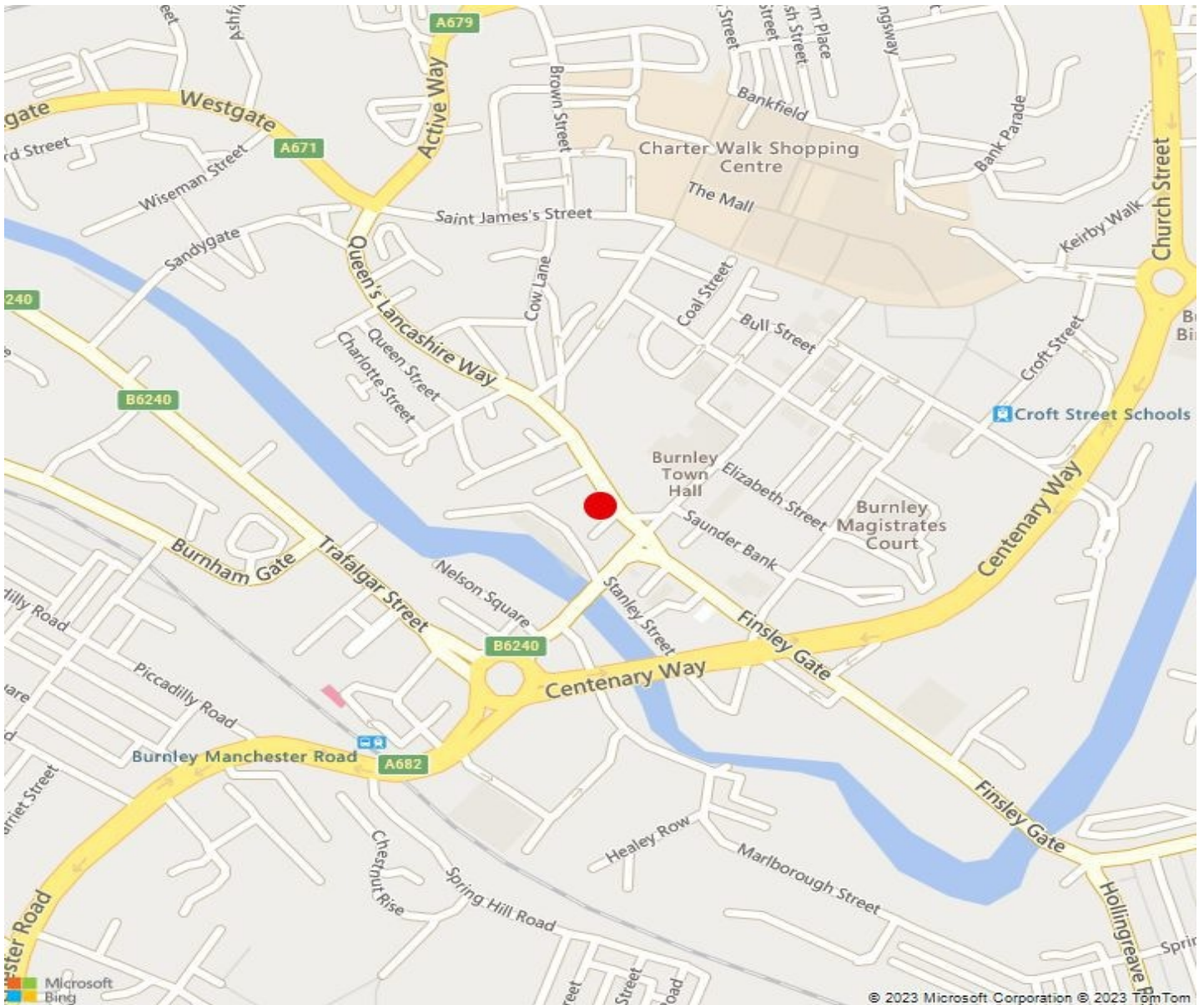
### Services Responsibility

It is the prospective Purchaser's / Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The property is available by way of a new full repair and insuring lease for a term to be agreed.





## Additional Information

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

### 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.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## 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.



