



Substantial Refurbished Training Centre

FOR SALE / TO LET

**12-16 BROWN STREET
BURNLEY
LANCASHIRE
BB11 1PJ**

11,836 Sq Ft (1,099.56 Sq M)

- 3 Storey premises comprising a range of class rooms, office and storage accommodation.
- Conveniently located within a short walk from Charter Walk shopping centre.
- Enclosed gated car park.

Location

The property is situated on Brown Street close to its junction with St James Street which is the main retail parade in the town centre. Other occupiers in the immediate vicinity include Marks and Spencer's, Charter Walk Shopping Centre, Pandora, Game and various Banks, Building Societies and other retailers.

Description

A substantial three storey premises of stone construction beneath a pitched tiled roof. Occupied for a number of years as an engineering training facility, the accommodation comprises to the ground floor a reception room, waiting area, WC's and a warehouse/storage area, which has the benefit of a brand new electronic roller shutter door.

The first floor comprises four training rooms, a private office, canteen together with male, female, and disabled WC facilities. The second floor comprises an additional three training rooms, a large open plan training area and staff room. There is a lift which provides access to the first and second floors.

To the lower ground floor is an additional training room and store room. This section of the building is accessed by the main car park and benefits from its own entrance with roller shutter security.

The property has undergone an extensive refurbishment in recent years, benefiting from a new central heating, rewiring and a new fire alarm and telecoms system.

Suitable for a variety of professional uses including training and office uses, the property may lend itself to residential conversion, subject to the appropriate planning consent.

Accommodation

Ground Floor

Reception
Waiting area
Warehouse
2 WC's 393.49 sq.m 4,236 sq.ft

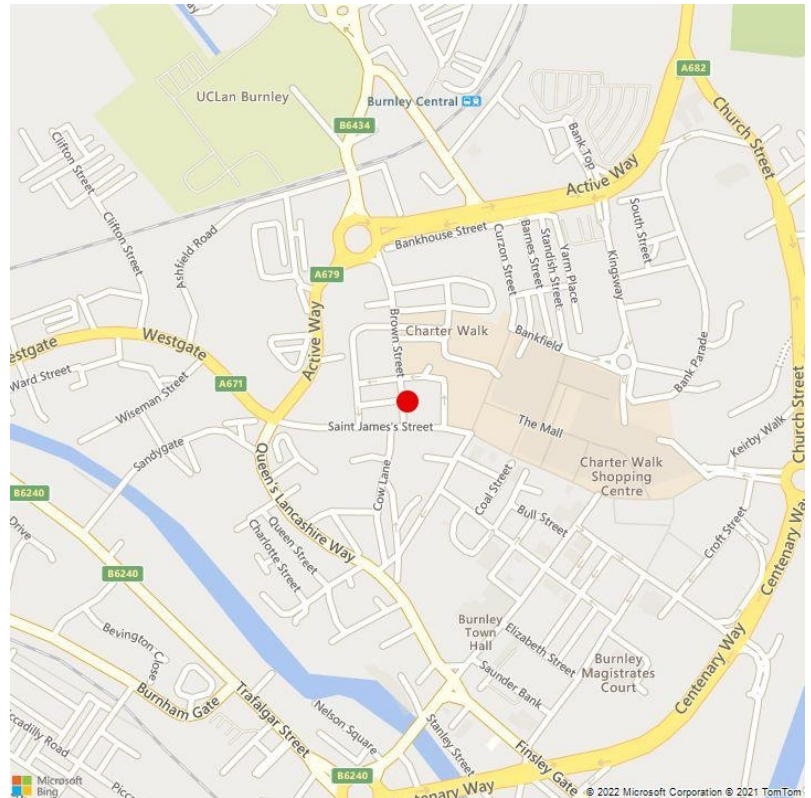
First Floor

5 training rooms
Private office
Canteen
Gents / Disabled WC
Ladies WC 393.49 sq.m 4,236 sq.ft

Second Floor

3 training rooms
Open plan office
Staff room 237.69 sq.m 2,558 s.ft

Lower Ground Floor



Price /Price

£495,000 (four hundred and ninety-five thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £25,500 per annum (2021/22).

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.



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each Party is to be 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 Chartered Surveyors
Suite 125b, 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.

