



Part Income Producing Investment

FOR SALE

**OLYMPUS HOUSE
9 HALSTEAD STREET
BURNLEY
LANCASHIRE
BB11 4HU**

1,435 Sq Ft (133.31 Sq M)

- Adjacent to the redeveloped Manchester Road Railway Station.
- 3 storey stone build property of character.
- Currently used as restaurant but formerly offices.
- Investment income from established hairdressers to the rear.

Location

Halstead Street is close to the roundabout at the junction of the main arterial routes Manchester Road, Centenary Way and Trafalgar Street. It is within 1/4 a mile of Burnley town centre and adjacent to the newly developed Manchester Road Railway Station. Junctions 10 & 11 of the M65 are within an approximate 5 minute drive.

Description

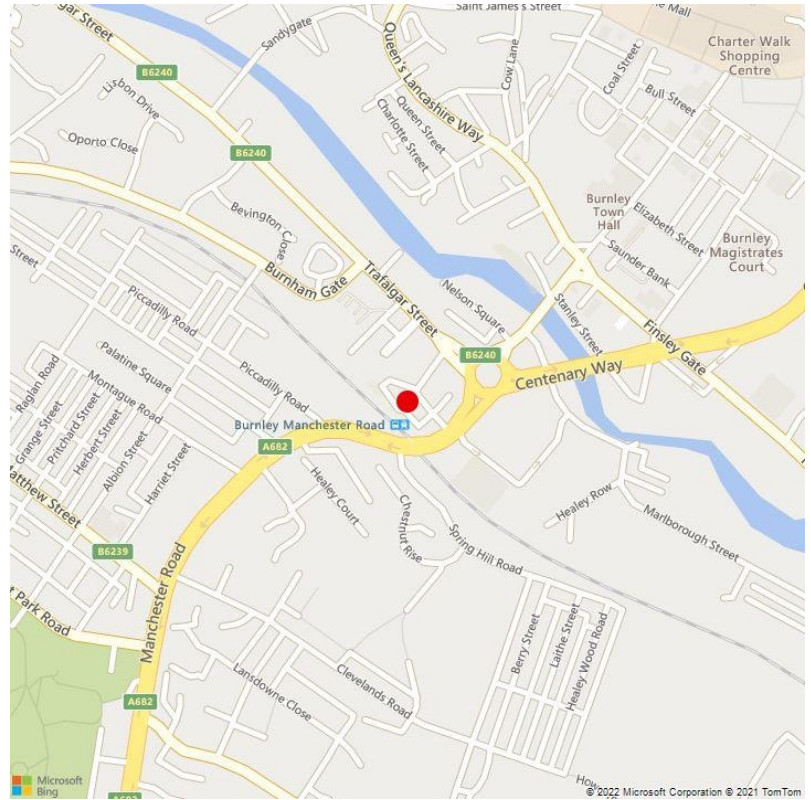
The detached building is of three storey construction being of stone with a pitched slate roof. It has been occupied as a restaurant / takeaway for a number of years and comprises on the ground floor of a lounge, dining area and bar together with a separate dining area and kitchen (equipment owned by the current tenant). There is basement storage / preparation and on the first floor there are a series of offices and toilet facilities.

The hairdressers - Amici is generally open plan with its own WC facilities.

Accommodation

Planning

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



Price

£225,000 (Two hundred and twenty-five thousand pounds).

Business Rates

We are informed by the Valuation Office Agency Website that the hairdressers has a Rateable Value of £4,300 per annum (2020/21). The restaurant / takeaway has a Rateable Value of £6,800 per annum (2020/21)

Services

It is understood that all mains services are available to the properties.

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.

Tenure

Detached three storey stone building

142.8 sq.m 1435 sq.ft

Hairdressers 162.14 sq.m 1745 sq.ft



Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

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.

