



Investment Office Premises with Tenant

FOR SALE

**SUITE 208
BUSINESS FIRST
LIVERPOOL ROAD
BURNLEY
LANCASHIRE
BB12 6HH**

500 Sq Ft (46.45 Sq M)

- Fully Serviced Office
- CCTV Security
- Shared kitchen Facilities
- Parking

Location

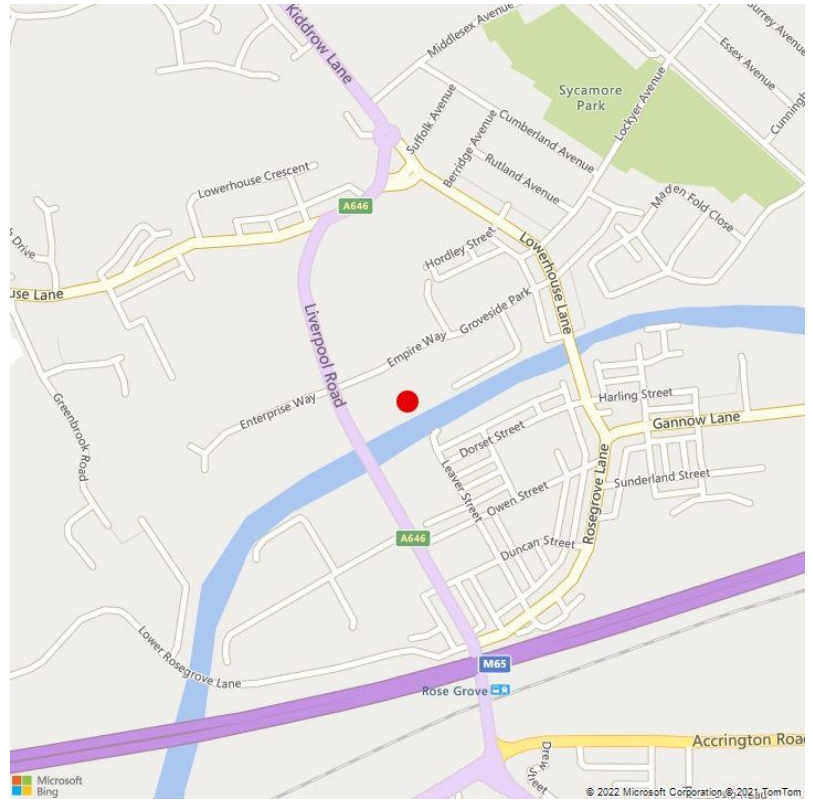
The B1 Business Centre benefits from excellent commuter links located midway between both junctions 9 and 10 of the M65 motorway that provides direct access to the M65 and M61 south of Preston. Burnley town centre and all its amenities are within two miles of the Business Centre.

Description

The B1 Business Centre is one of the largest centers' in Burnley. Along with ample parking, the Centre offers a stylish reception, breakout areas, high quality kitchen and toilet facilities, lift access and two ten seater boardrooms. The building is supported by a single communications provider (Daisy Communications) providing both telephone and broadband connections. 24 hour access to the building is enabled by a fob system. Each area of the building has been designed with consideration to disabled tenants.

Accommodation

The office suite measures 46.5 sq.m (500 sq.ft)



Price

£49,950

Services

The property has the benefit of mains electricity and water

Services Responsibility

A Service Charge of approximately £165 pcm is payable by the Tenant to cover external repairs, Buildings Insurance and landscaping etc.,

Tenure

The office is let at £1,140 p.a with effect from 8th June 2021 , this is renewed annually .

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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

