



Fully Let Mixed Use Investment Property

FOR SALE

HALSTEAD HOUSE
14-20 HALSTEAD STREET
BURNLEY
LANCASHIRE
BB11 4HU

4,932.1 Sq Ft (458.19 Sq M)

- Ideal investment opportunity, fully let with well established Tenants.
- Currently generating an annual gross rent of £28,600 set to increase to £30,600 over next 5 years.
- Comprising modern well appointed ground floor Dessert Café and three self contained modern apartments to the upper floors.
- Adjoining secure car park.
- Conveniently located adjacent to Manchester Road Train Station and close to Burnley town centre.

Location

The property is located just off Manchester Road, immediately adjacent to Burnley Manchester Road railway station and within a short drive from Burnley town centre. Junctions 10 & 11 of the M65 motorway are also within 2 miles distance.

Description

A substantial stone built detached property with accommodation arranged over four floors. The ground and lower ground floors have been occupied for a number of years by an established Dessert Café and comprise to the ground floor, a well presented dining area and serving area, together with a kitchen / prep area, a customer WC and rear storage. The lower ground floor comprises an additional six store rooms.

Separately accessed via an external staircase to the rear of the property are three modern, self contained two bed roomed apartments which are arranged over the first and second floors. Each apartment is well appointed with modern kitchen and bathroom facilities and electric heating.

TENANCIES

14 Halstead Street

Let to an established independent Dessert Café by way of a 10 year Full Repairing and Insuring Lease dated January 2022, the rents are staggered as follows:

Years 1 & 2 £10,000 per annum

Years 3 & 4 £11,000 per annum

Years 5 to 10 £ 12,000 per annum

Flat 16 - Currently let to a private tenant on a 6 month Assured Shorthold Tenancy Agreement at a rent of £475 pcm

Flat 18 - Currently let to a private tenant on a 6 month Assured Shorthold Tenancy Agreement at a rent of £525 pcm

Flat 20 - Currently let to a private tenant on a 6 month Assured Shorthold Tenancy Agreement at a rent of £550 pcm

Gross Rental Income £28,600 per annum.

Accommodation

14 Halstead Street

GROUND FLOOR

Dining / Seating area, counter, kitchen, WC and Storage 143 sq.m 1,548 Sq.ft

LOWER GROUND FLOOR

6 store rooms 114 sq.m 1228.2 sq.ft

FIRST FLOOR

Flat 16 - Living room / kitchen, 2 bedrooms, bathroom 52.6 sq.m 605.36 sq.ft.

Flat 18 - Living room / kitchen, 2 bedrooms, bathroom, ensuite bathroom - 82 sq.m 882.6 sq.ft.

SECOND FLOOR

Flat 20 - Living room / kitchen, 2 bedrooms, bathroom, ensuite bathroom - 63 sq.m 678.1 sq.ft



Planning

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

Price

£385,000 (three hundred and eighty-five thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that the ground floor café has a Rateable Value of £7,200 per annum (2023/24).

The apartments each have a Council Tax Band of A

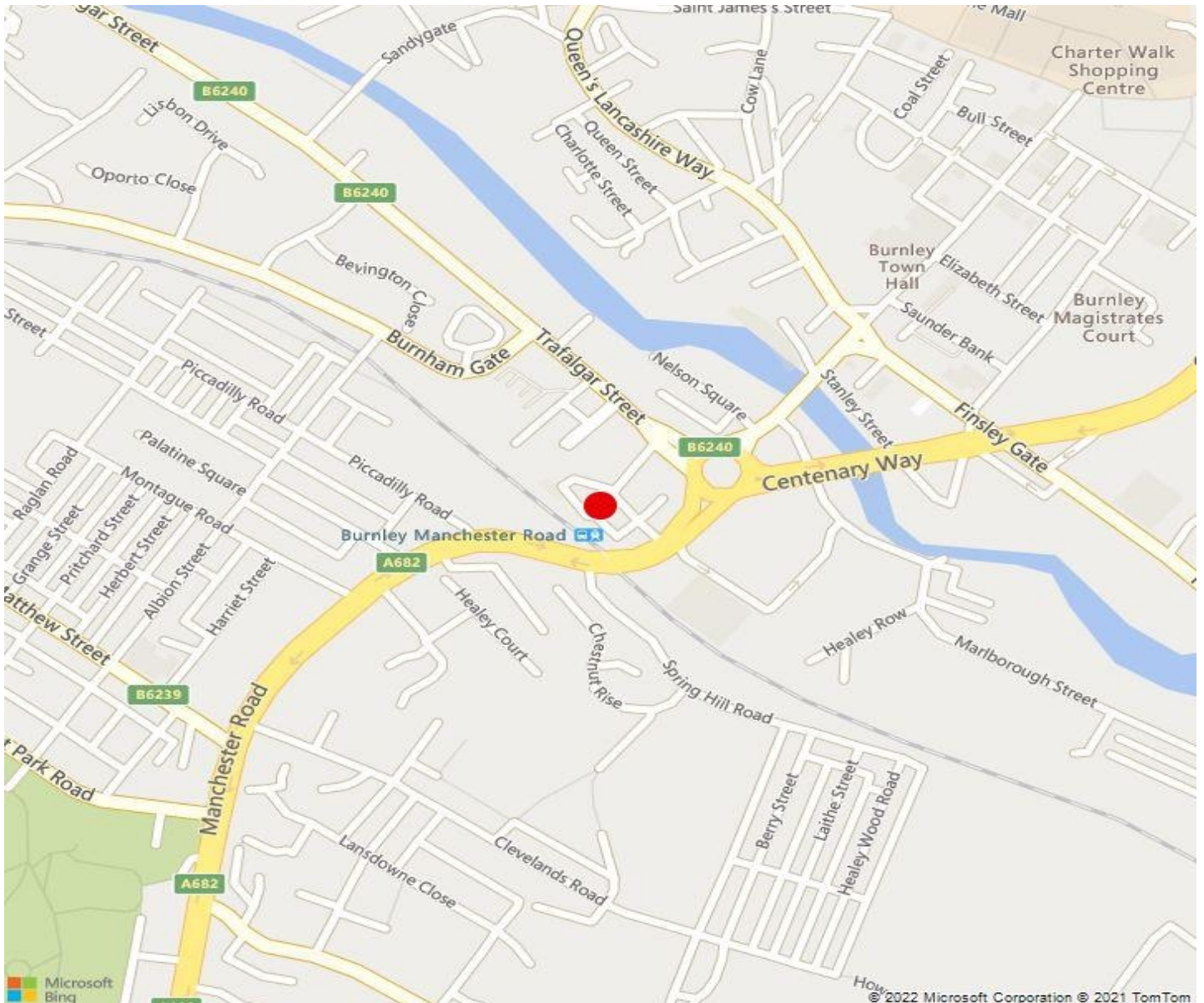
Services

The property has the benefit of mains electricity and water including dual air conditioning to the ground floor.

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

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

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.

