



## Substantial four storey property in prime town centre location

### FOR SALE

**10-14  
HAMMERTON STREET  
BURNLEY  
BB11 1NA**

**13,704 Sq Ft (1,273.1 Sq M)**

- Landmark stone built property occupied for many years as a nightclub / bar.
- Substantial floor area extending to approx. 13,700 sq.ft, ideal for redevelopment subject to planning.
- Central location within short walking distance from Charter Walk Shopping Centre and the new Pioneer Place Cinema complex.
- Attractive property with return frontage to Hammerton Street / Hargreaves Street close to a number of established occupiers including, Marks and Spencer, Next, Starbucks and Nando's.
- Fixtures and fittings displayed in photos are available by separate negotiation.

### Location

The property is situated in a highly prominent corner position at the junction of Hargreaves Street and Hammerton Street, benefitting from an excellent double frontage. Conveniently located close to Charter Walk Shopping Centre and the new Pioneer Place Cinema development, the property is within a short drive from junctions 10 and 11 of the M65 and also close to Burnley Manchester Road Train Station and Burnley Bus Station.

### Description

An imposing stone built, Grade II Listed property which has been occupied for a number of years as a bar and nightclub.

Internally to the ground floor the accommodation comprises a central bar area, surrounded by a series of seating areas, a dance floor, pool table area and a glass wash room.

The first floor comprises a substantial nightclub with an independent access from Hammerton Street and joint access from the bar below. The accommodation is generally open plan comprising a large dance floor, full length bar, three booth seating areas, a glass wash facility, and disabled WC facilities.

The second floor provides male and female WC facilities for the nightclub, a series of plant rooms and store rooms, an office, staff changing facilities and a kitchenette.

To the lower ground floor are male and female WC facilities, an extensive kitchen and prep area, a beer cellar, stores and various plant rooms.

The whole property is available with vacant possession, providing an excellent opportunity for redevelopment or similar use as a bar, nightclub or other leisure venue.

Available by separate negotiation is an extensive range of equipment and all fixtures and fittings. A full inventory can be made available by request.

### Accommodation

Ground Floor 318.2 sq.m (3,426 sq.ft)

First Floor 318.2 sq.m (3,426 sq.ft)

Second Floor 318.2 sq.m (3,426 sq.ft)

Lower Ground Floor 318.2 sq.m (3,426 sq.ft)

GIA: 1,273.1 Sq M (13,704 Sq Ft)



### Planning

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

### Price

£450,000

### Business Rates

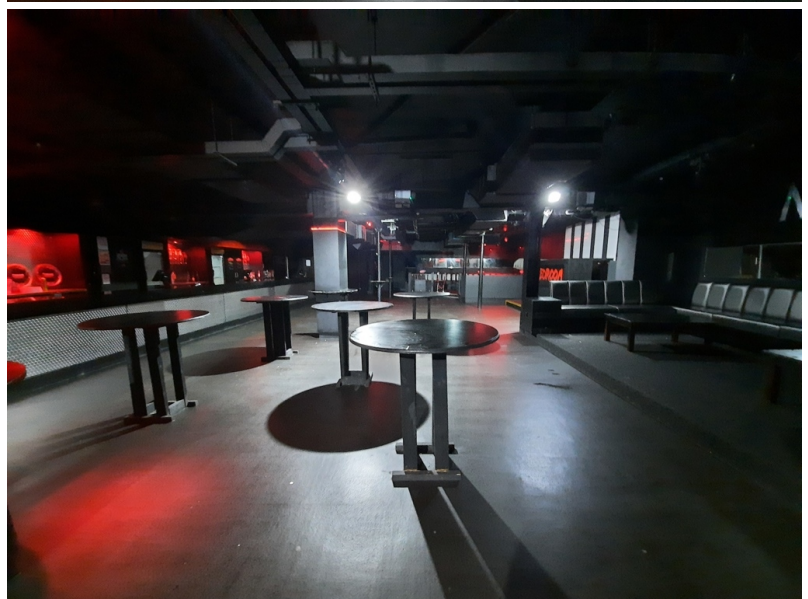
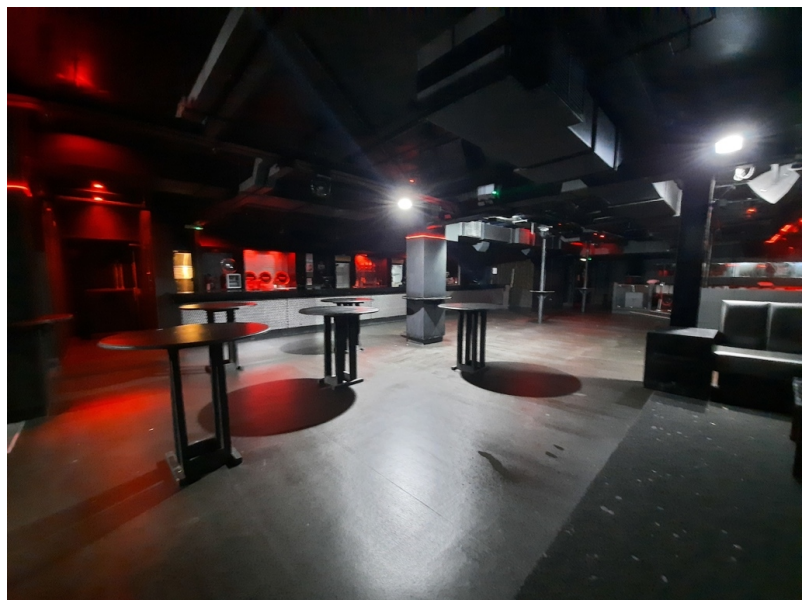
We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £86,500 per annum (2023/24).

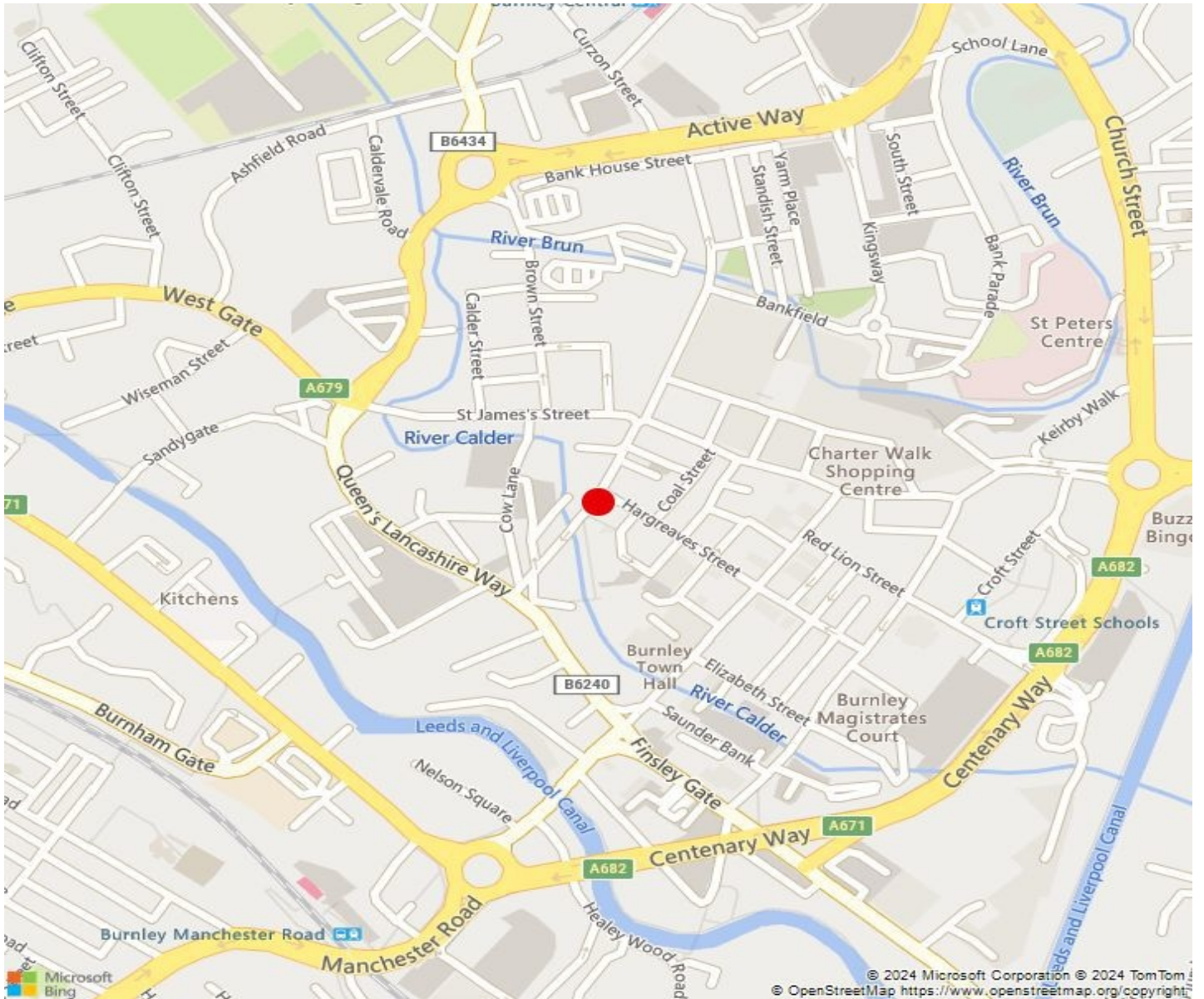
### Services

The property has the benefit of all mains services.

### 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.

### 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.

