

FOR SALE



Attractive three storey retail premises with self-contained apartment

21 Burnley Road, Padiham, Burnley, Lancashire, BB12 8BY

- ❁ An attractive stone built retail/residential property in popular main road location
- ❁ Refurbished three-storey (plus cellar) building having been occupied by a window blind company for many years
- ❁ Two storey apartment generating a rent of £425 per calendar month (inclusive of services) accessed at the rear
- ❁ Useful basement providing additional storage space
- ❁ Refurbished shop frontage with attractive stone work and mock sash windows on the upper floors
- ❁ No VAT in relation to the purchase price and free business rates for eligible tenants
- ❁ Two storey apartment with lounge, kitchen, three piece bathroom and two bedrooms
- ❁ Much improved location close to the M65 motorway

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located in a prominent position in the town of Padiham fronting Burnley Road.

The building is positioned close to the Cellar Restaurant and various independent businesses but within a short drive of Shuttleworth Mead and Altham Business Park.

Padiham has a population of just over 10,000 residents and the site is located within a short drive of Junction 8 of the M65 motorway.

Padiham has undergone significant public realm regeneration in recent years.

Description

Retail/residential premises in a popular location on the main road in Padiham.

The property is of stone construction under a pitched slate roof and offers open plan retail accommodation on the ground floor with a small cellar.

To the rear of the property is access to a two storey apartment which comprises of an open plan lounge with separate kitchen, bathroom and two bedrooms on the top floor (see attached floorplans overleaf).

The property has undergone significant refurbishment works in recent years including new shop frontage, refurbished stonework and mock sash windows on the upper floors.

The building is ideal for an investor or owner/occupier having a residential tenant in situ with vacant possession offered on the ground floor retail premises.

Accommodation

The property has been measured on a net internal basis excluding corridors and stairwells and extends to the following approximate floor areas (please see attached floorplan for further details)

DESCRIPTION	SQ FT	SQ M
Sales Area - Including store room, W/C and back kitchen	419.4	38.96
First Floor - Lounge, kitchen and bathroom	335.8	31.2
Second Floor - Two bedrooms and store	330.5	30.7
Cellar not measured		
NIA	1,085.7	100.86

Purchase Price

Offers in excess of £135,000.

VAT

Whiteacres have been advised that the purchase price in relation to this property is not subject to VAT, however this information must be checked and verified by a purchaser prior to making any legal commitment.

Terms

The ground floor retail premises will be sold with vacant possession.

The first floor is currently occupied by a private tenant by way of an assured short hold tenancy agreement at a rent of £425 per calendar month inclusive of all services.

Services

The whole building has one supply of services and the apartment is **NOT** separately metered.

Business Rates

Retail Premises - Rateable Value for the ground floor is £3,300 per annum.

Apartment - The council tax band is A

A prospective occupier of the ground floor is likely to benefit from 100% rates relief discount and a buyer must contact Burnley Borough Council on 01282 425011 to confirm the attached details.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

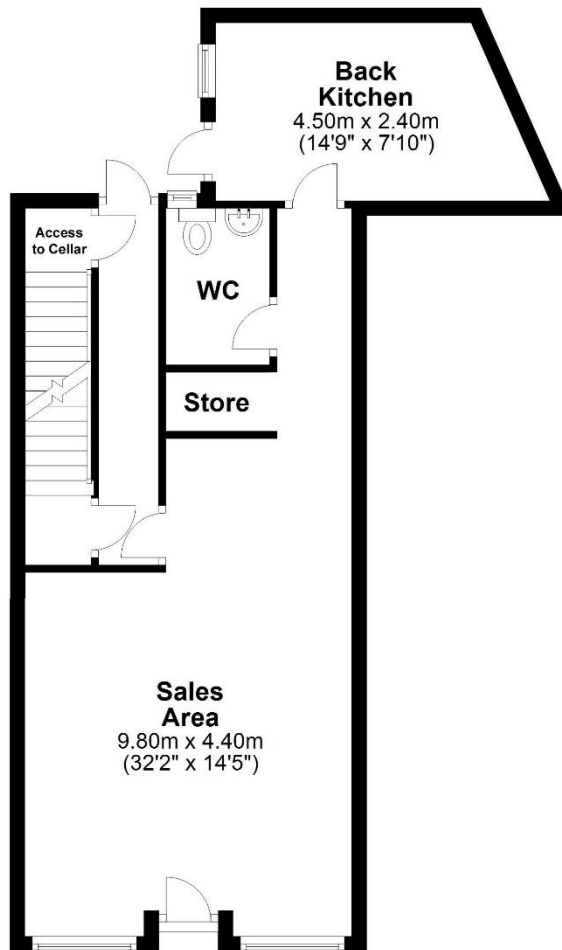
Jonathan Wolstencroft
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jonathan@whiteacres-property.co.uk

Whiteacres Property
287 Manchester Road, Burnley BB11 4HL



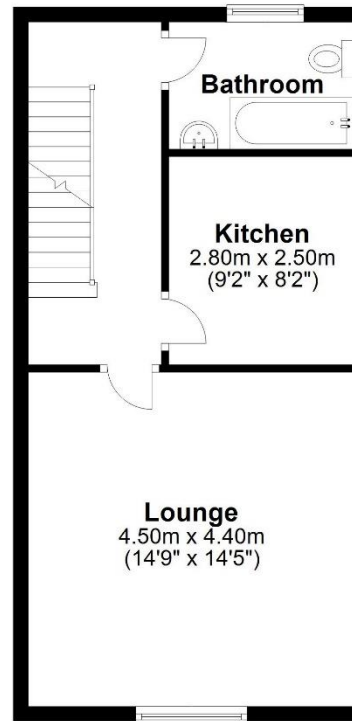
Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



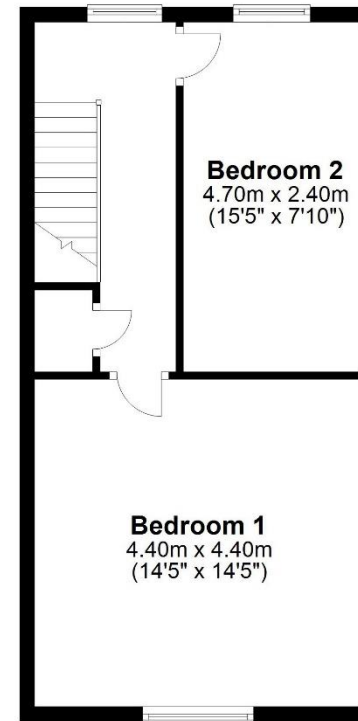
First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Second Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 123.8 sq. metres (1333.1 sq. feet)
For illustration purposes only - not to scale