

FOR SALE/TO LET



Substantial Georgian grade 2 listed building with large car park

60 Bank Parade, Burnley, Lancashire, BB11 1TS

- ❁ Substantial Georgian property positioned on the edge of Burnley town centre
- ❁ Total site area extending to over 4,000 sq ft
- ❁ Three storey stone built Georgian building occupied by an insurance company for many years
- ❁ Rare opportunity to acquire grade 2 listed town centre site with large carpark
- ❁ Fully refurbished in 1990 with further improvements in 2010
- ❁ Well maintained premises occupied for many years by Thomas Cook & Son Insurance Brokers
- ❁ Sale includes large car park positioned to the rear of the site providing 13 off road car parking bays
- ❁ Imposing stone built property ideal for redevelopment or for a company headquarters
- ❁ Positioned close to Sainsbury's, Active Way Retail Park, University Of Central Lancashire and the town centre

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

Location

The property is positioned on Bank Parade on the edge of Burnley town centre.

The building is in a predominantly professional location with other businesses in the vicinity including McMahon Leggate, The Department Of Health & Social Care and Smith Jones Solicitors.

The Georgian building is located within walking distance of Sainsbury's Supermarket, Close to St Peter's Health Centre and within a short drive of the M65 motorway.

Description

An imposing stone built Georgian office building located on the edge of Burnley town centre in a pleasant location.

The property comprises of a three storey building offering a mix of open plan and cellular office space.

The property was completely refurbished in 1990 with further improvements taking place in 2010. The site has new gas central heating boilers and CAT 5 cabling.

Externally there is a substantial car park providing 13 off road car parking spaces.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
Ground Floor	931.3	86.52
First Floor	1,755	163.04
Second Floor	1,588.8	147.6
GIA	4,275.1	397.16

Price

Offers in the region of £350,000.

Rent

£30,000 per annum.

Terms

The whole property is available by way of a new full repairing and insuring lease for a term to be agreed.

Vat

Whiteacres have been informed that both the rent and purchase price are not subject to VAT, however this information must be checked and verified by the buyer/tenant and their solicitor prior to making a legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Values are:

- Ground Floor- £5,100 per annum
- First Floor - £9,000 per annum
- Second Floor - £6,500 per annum

These amounts must be checked and verified by calling Burnley Borough Council on 01282 425011 to confirm further details.

Tenure

Leasehold for the residue of a 999 year term.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of all mains services.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

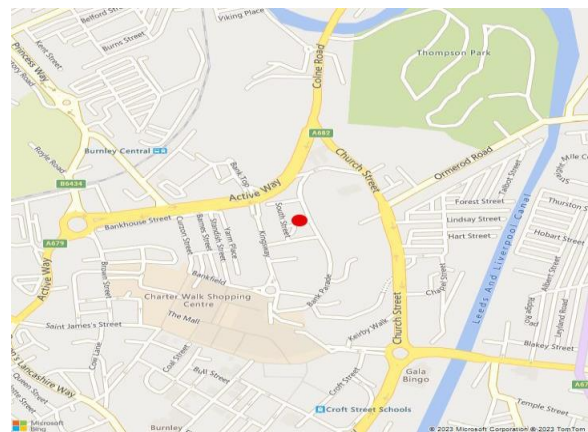
Viewings

Please contact the agents:

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

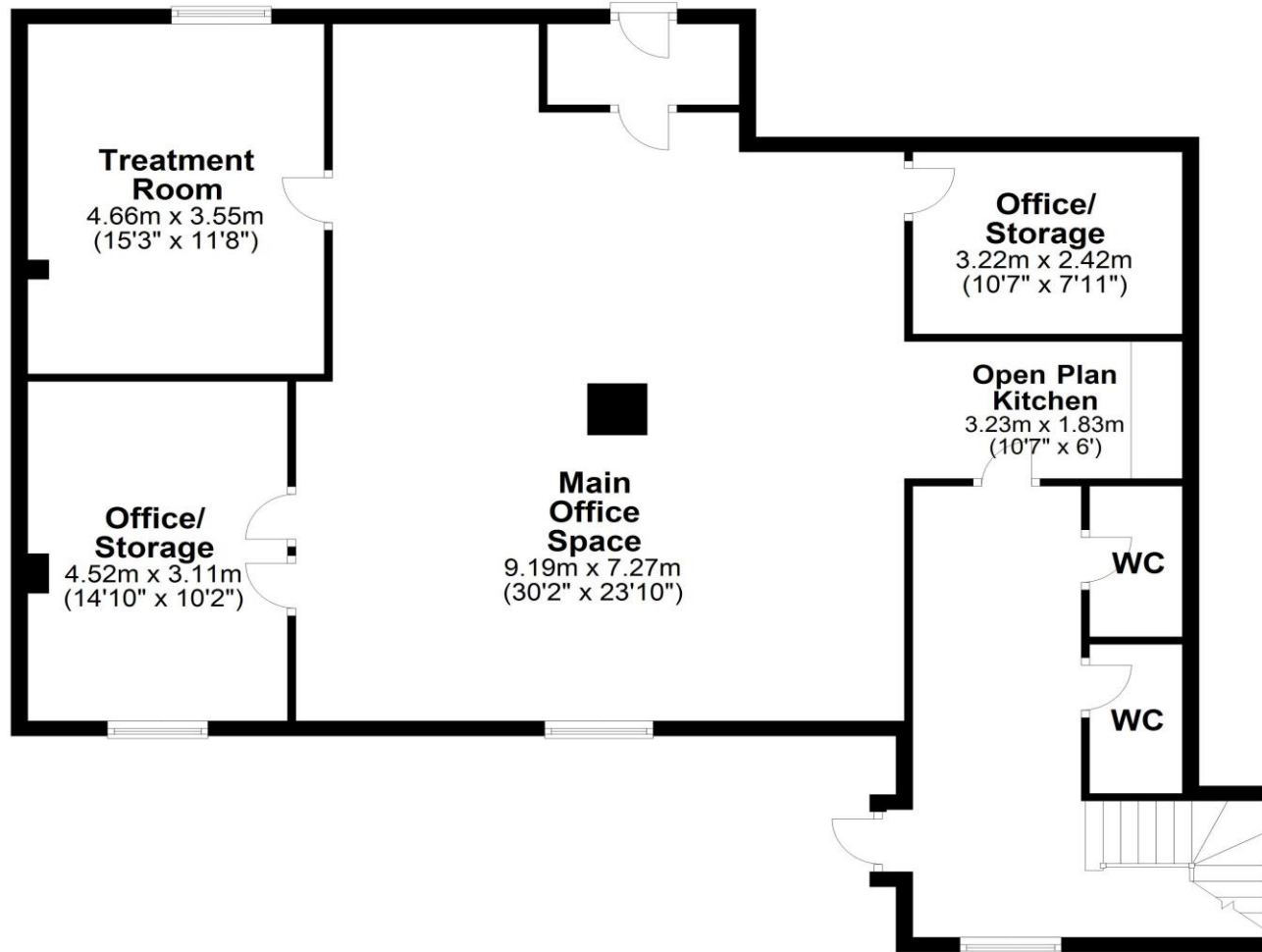
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House, 10 Church Street, Padiham, BB12 8HG

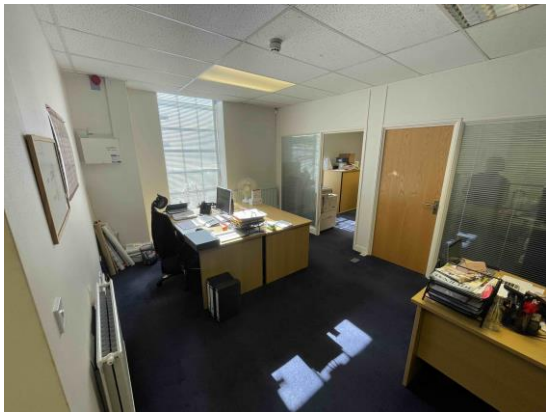
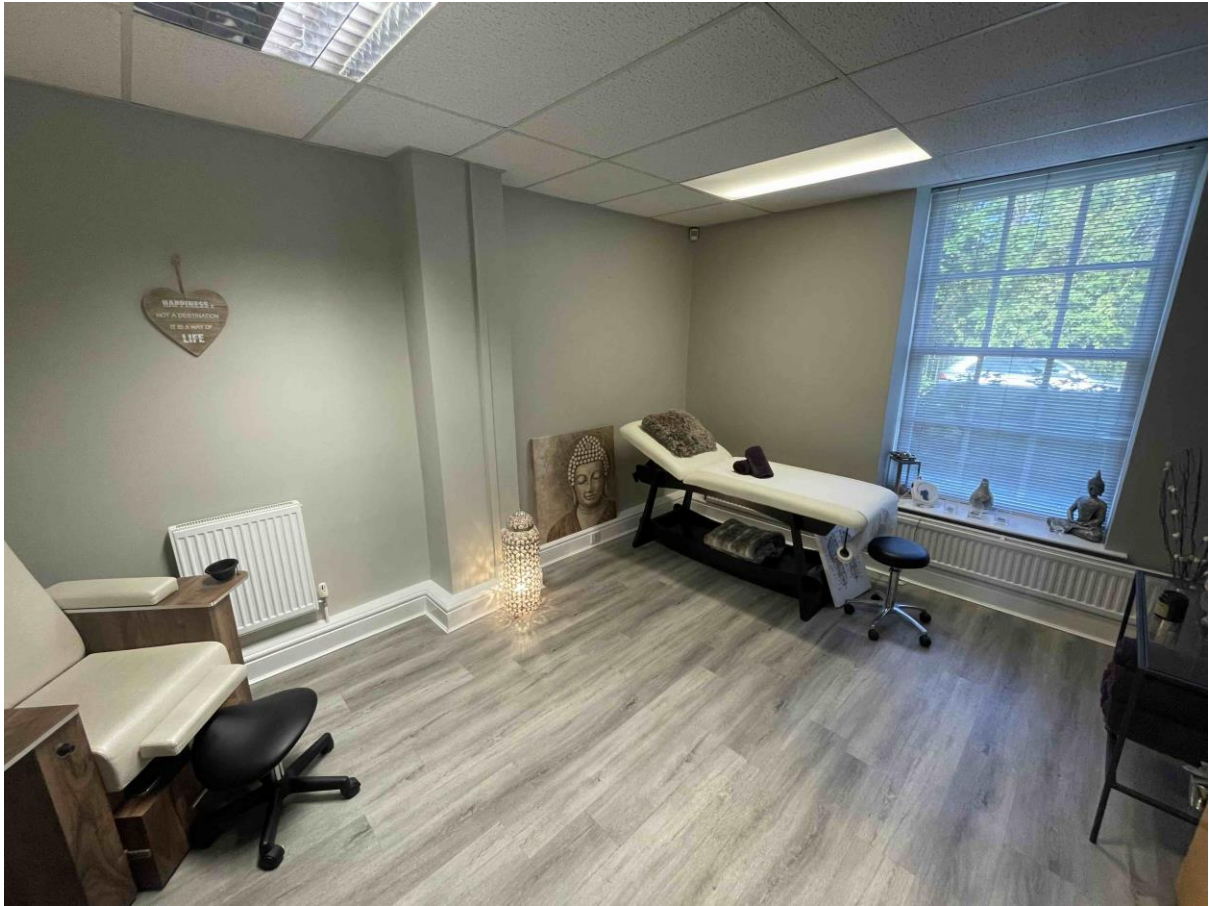


Ground Floor

Approx. 130.4 sq. metres (1403.7 sq. feet)

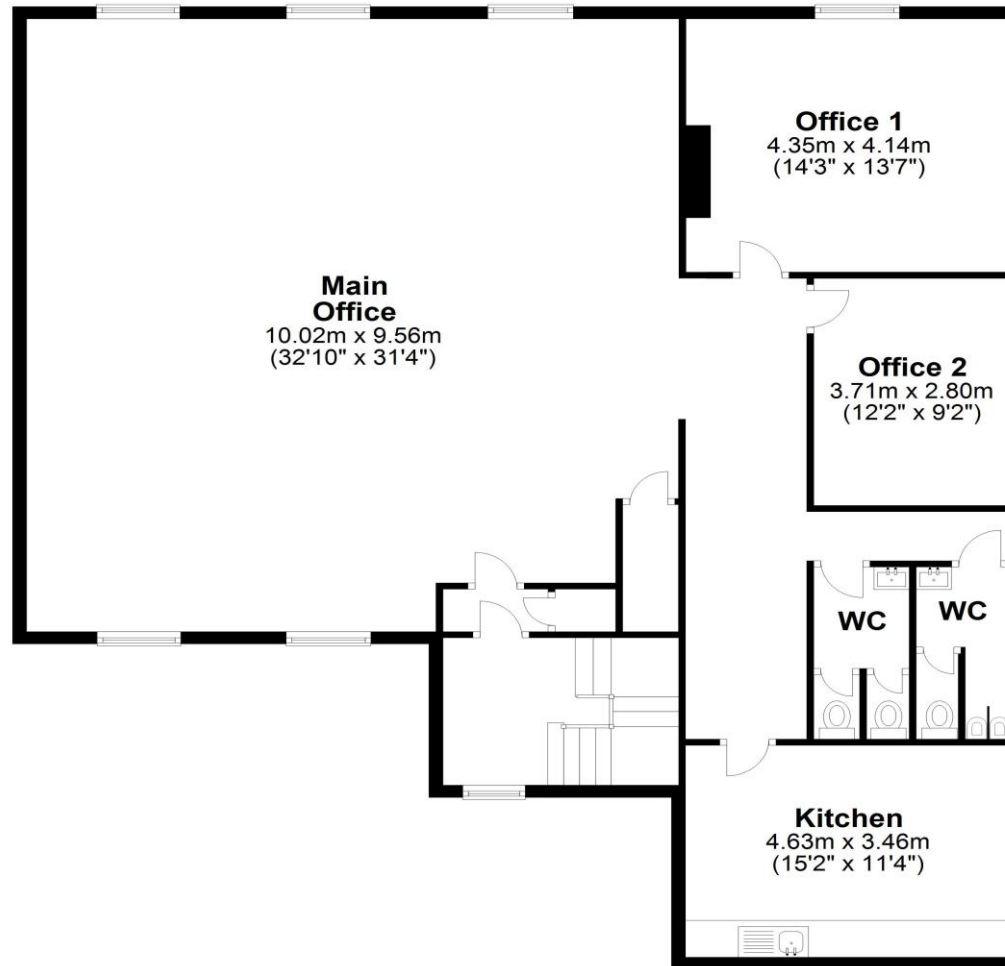


Total area: approx. 130.4 sq. metres (1403.7 sq. feet)
For illustration purposes only - not to scale



First Floor

Approx. 175.2 sq. metres (1886.0 sq. feet)



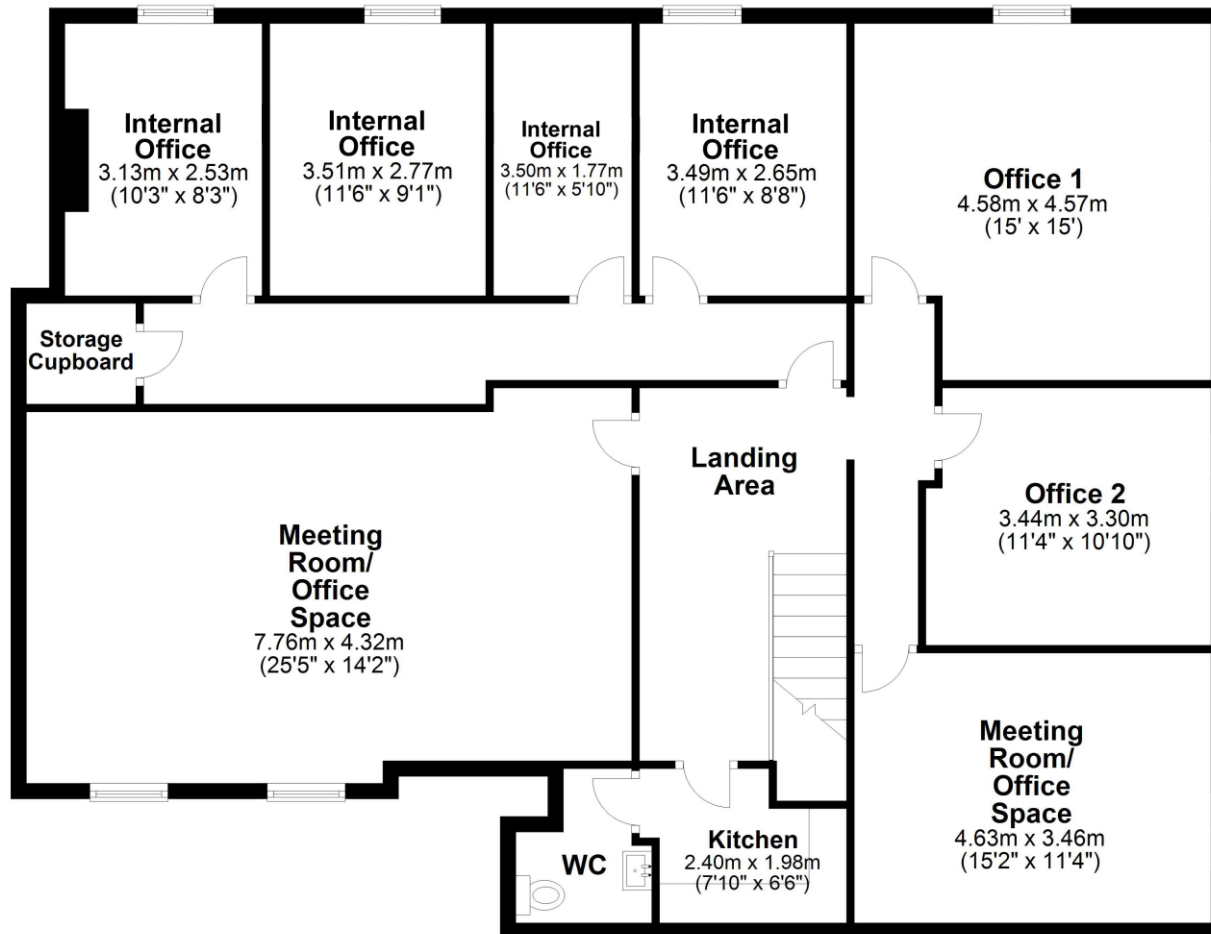
Total area: approx. 175.2 sq. metres (1886.0 sq. feet)

For illustration purposes only - not to scale



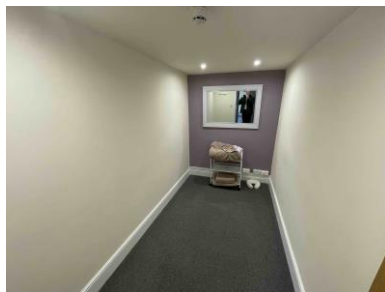
Second Floor

Approx. 118.4 sq. metres (1274.8 sq. feet)



Total area: approx. 118.4 sq. metres (1274.8 sq. feet)

For illustration purposes only - not to scale



Car Parking Plan

(edged in red)

