

FOR SALE



Prime town centre retail/office investment

41, 43, 45a & 45b Hammerton Chambers, Hammerton Street, Burnley, Lancashire, BB11 1LT

- ❁ Stone build retail/office investment in prime town centre location
- ❁ Site benefits from historic grant refurbishment programme
- ❁ First and second floors converted into nine private offices
- ❁ Site available as a whole or in parts, further details of which are available on request
- ❁ Substantial building extending to over 4,000 sq ft
- ❁ Three storey building with the capability of generating a rent of £43,640 per annum
- ❁ Well positioned property close to Marks & Spencer's and Charter Walk shopping centre
- ❁ Three self-contained retail units all occupied with long standing tenants
- ❁ Prime location may be suitable to convert the upper floors into flats/apartments

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

Location

The property is located on Hammerton Street in Burnley town centre.

Hammerton Street offers a prominent position close to the junction with Cow Lane and Queens Lancashire Way.

The site is positioned close to Marks & Spencer's, Charter Walk shopping centre and a number independent shops, bars and restaurants.

Description

A stone built retail/office investment in a prime location in Burnley town centre extending to over 4,000 sq ft.

The property comprises of three self-contained shops each with their own basement all of which are let to long standing tenants. The first and second floors have been comprehensively refurbished to create nine self-contained offices with direct access from the front of the site (see attached floorplans).

The property has double glazed sash windows, timber shop fronts and benefitted from a significant grant refurbishment in recent years.

The vendor would consider selling the shops and offices separately or the whole building depending on the buyers requirements.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground Floor		
Brunlea Travel & Basement - 45b Hammerton Street	599.4	55.7
Open House & Basement - 45a Hammerton Street	845.8	78.6
Timeless Tattoo & Basement - 41 Hammerton Street	524.7	48.7
First Floor		
Total of all five office suites	1,001.2	93.0
Second Floor		
Total of all four office suites	1,080.1	100.0
GIA	4,167.9	387.2

Price

Offers over £365,000

Vat

We have been informed that the purchase will not be subject to VAT at the prevailing rate.

Tenure

Whiteacres understand that the property is freehold however the purchaser must check this information prior to making a legal commitment.

Tenancies

A copy of the tenancies is available on request, details of the rent are on the table overleaf.

Services

Whiteacres have been advised that each of the shops have their own electricity and water supply. The first and second floor offices are separately metered.

Services 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

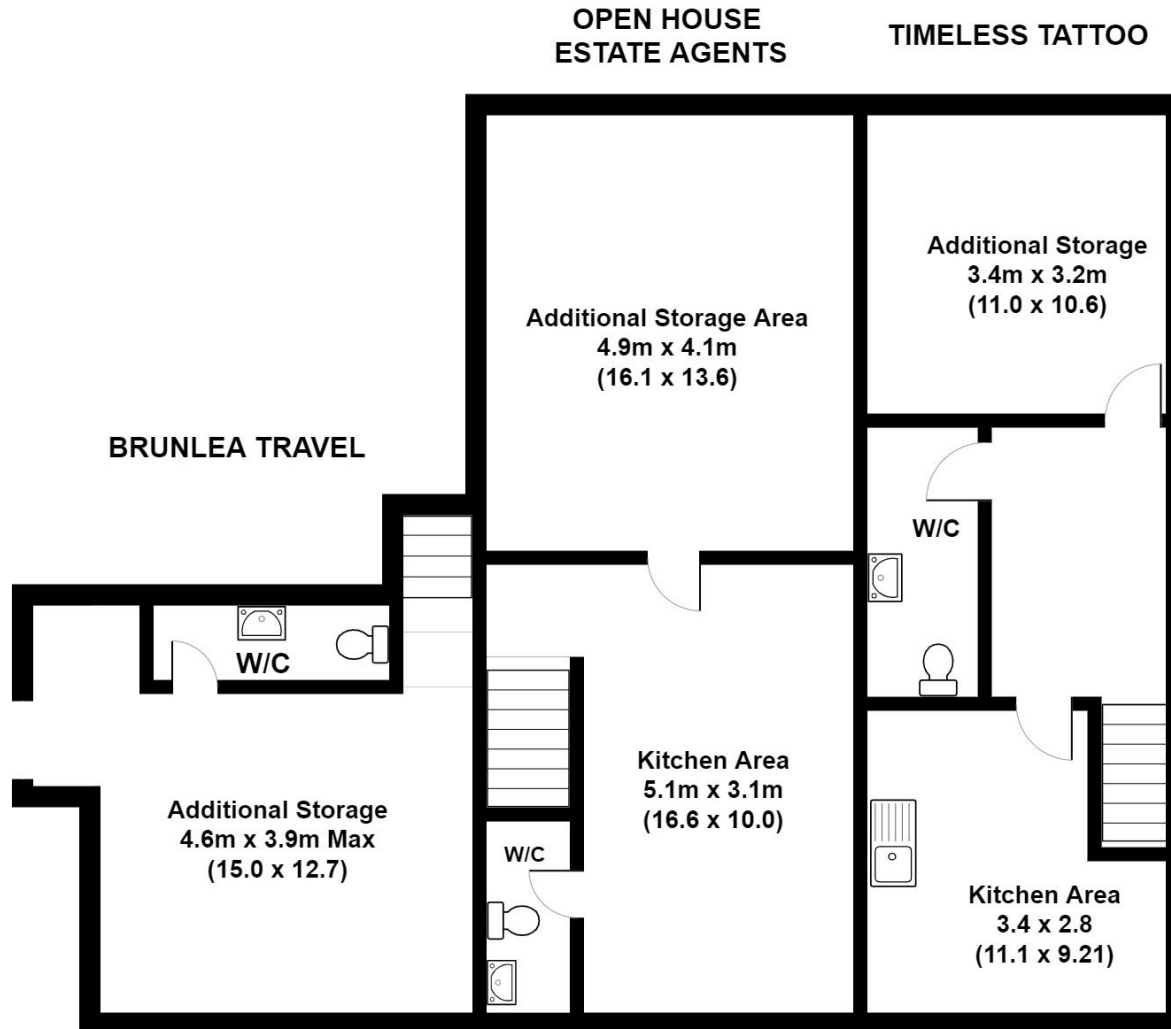
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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



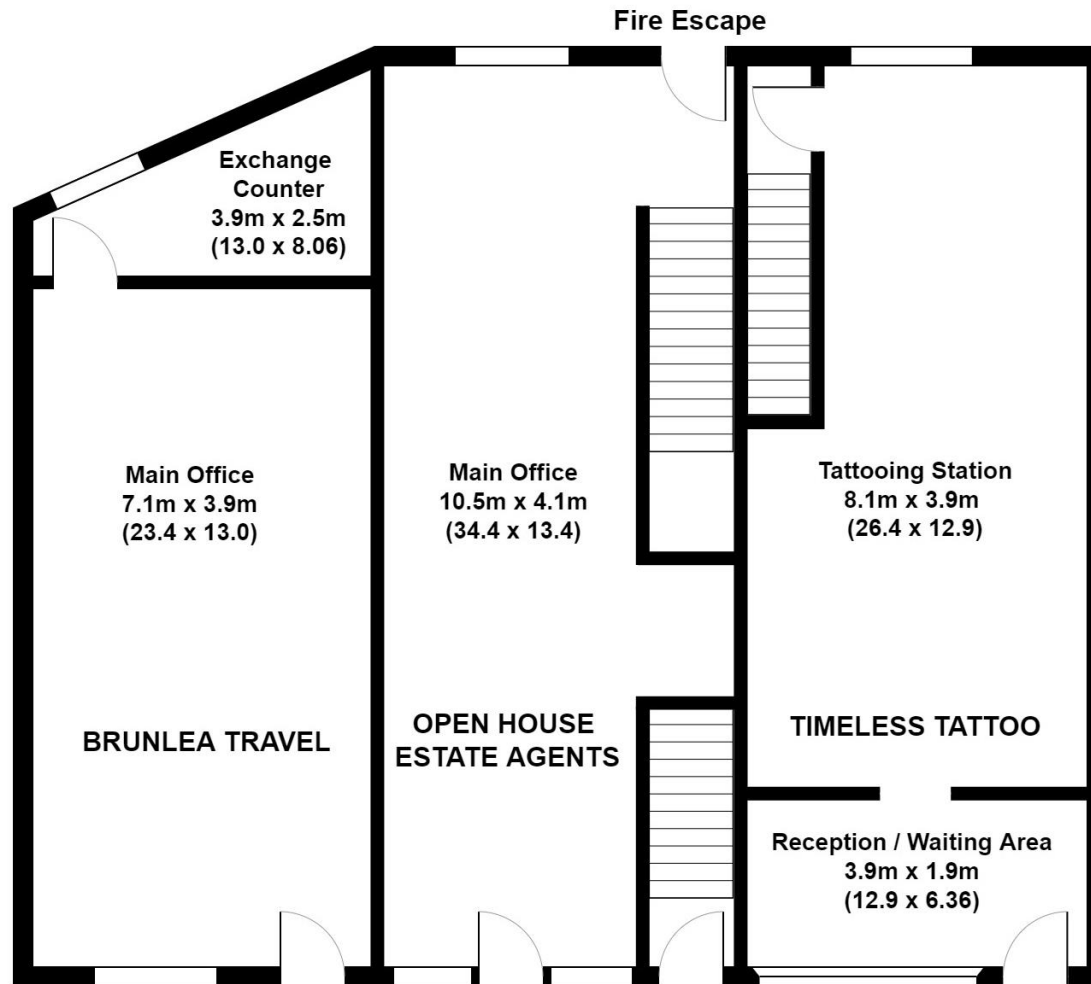
	Total sq ft	Total sq m	Tenancy Status	Rental Per Annum	ERV	Lease Term	Lease Commencement
GROUND FLOOR							
Brunlea Travel & Basement	599.4	55.7	Occupied	£7,000	£7,000	10 Years	01/08/2015
Open House & Basement	845.8	77.6	Occupied	£7,000	£7,000	6 Years	01/01/2022
Timeless Tattoo & Basement	524.7	48.7	Occupied	£7,000	£7,000	6 Years	01/02/2020
FIRST FLOOR							
Suite 1	128.2	11.9	Occupied	£2,100	£2,100	24 Months	01/06/2023
Suite 2	181.7	16.9	Vacant		£2,340		
Suite 3	194.5	18.1	Occupied	£2,080	£2,080	12 Months	01/11/2023
Suite 4	110.8	10.3	Occupied		£1,820	12 Months	01/11/2023
Suite 10	386	35.9	Occupied	£3,120	£3,120	12 Months	In situ since approx 2014
SECOND FLOOR							
Suite 5 / 6	384.7	35.7	Vacant		£4,420		
Suite 8	175.4	16.3	Vacant		£2,340		
Suite 9A	193	17.9	Occupied	£2,080	£2,080	12 Months	01/03/2019
Suite 9B	193	17.9	Vacant		£2,340		
Common Area	134	12.4	N/A				
GIA	4,167.90	387.20		Total Rent - £30,380	Total ERV - £43,640		

Lower Ground Floor
Approx 73.7 sq. meters (794.2 sq. feet)



For illustration purposes only - not to scale

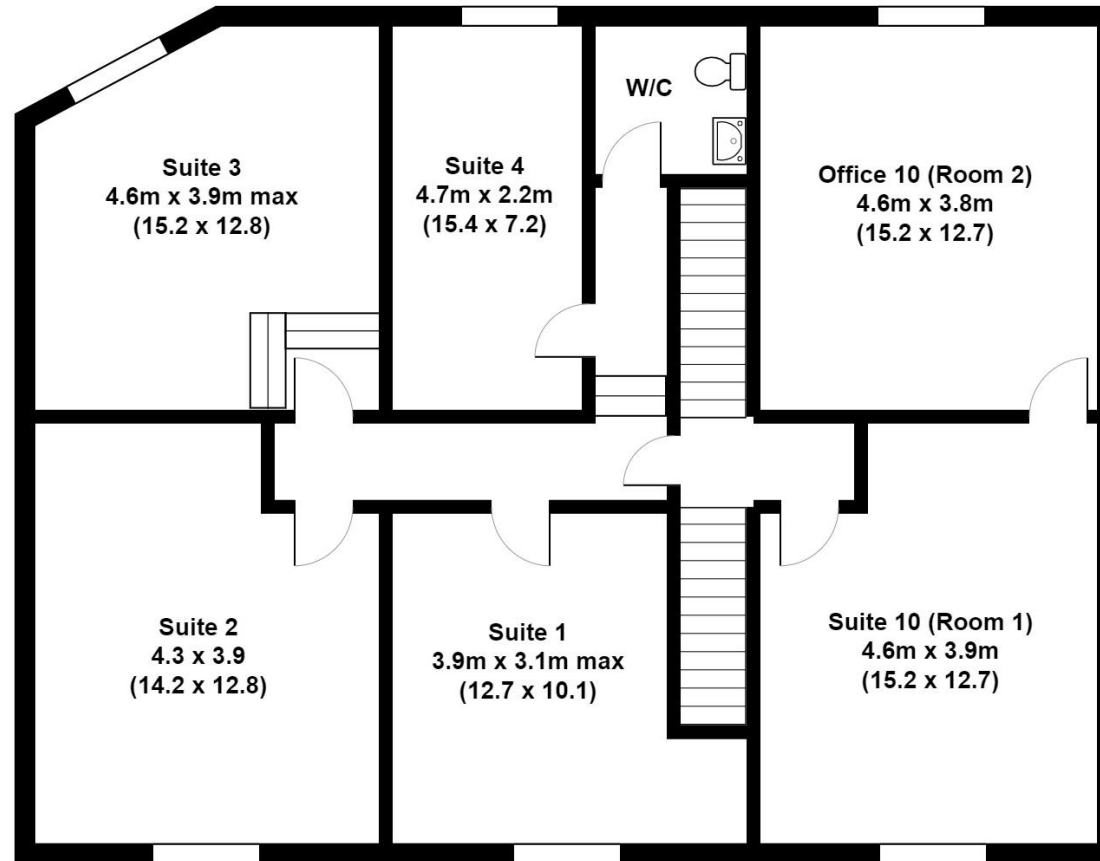
Ground Floor Retail Units
Approx 120 sq. meters (1,292.4 sq. feet)



Front Elevation

For illustration purposes only - not to scale

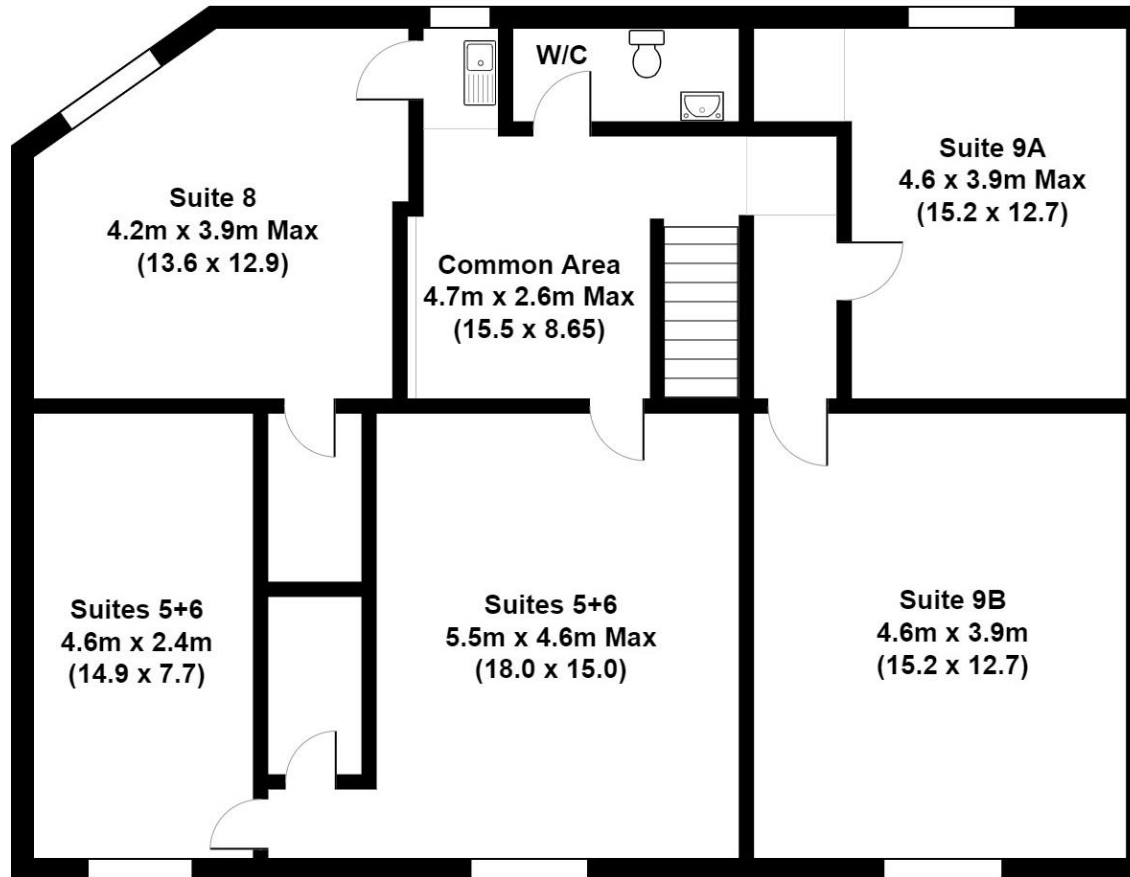
First Floor Office Suites
Approx 93.0 sq. meters (1,001.2 sq. feet)



Front Elevation

For illustration purposes only - not to scale

Second Floor Office Suites
Approx 100.3 sq. meters (1,080.1 sq. feet)



Front Elevation

Total Area - 100.3 sq. meters (1,080.1 sq. feet)
For illustration purposes only - not to scale

Energy performance certificate (EPC)

41, 43, 45a, 45b Hammerton Street
Burnley
BB11 1LT

Energy rating

D

Valid until: **14 October 2031**

Certificate number: **3222-8399-3468-8861-2520**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	381 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

