

FOR SALE



Substantial stone built retail premises in popular main road location

78-80 Padiham Road, Burnley, BB12 8QN

- ❁ Double fronted retail premises in popular location extending to 2,200 sq ft
- ❁ Positioned close to Oddie's, Taurus Interiors, William Hill Bookmakers and Boyes
- ❁ Site would convert into two shops with a self-contained apartment on the first floor
- ❁ Property requiring significant refurbishment
- ❁ Substantial two storey stone built property
- ❁ Ideal for convenience store, bookmakers or beauticians
- ❁ Excellent redevelopment potential
- ❁ Cash offers only
- ❁ Popular location with good access to the M65 motorway

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

Location

The property is positioned on Burnley Road in the heart of Padiham town centre.

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

A substantial stone built double fronted retail property in the heart of Padiham town centre.

The property is currently separated into two self-contained shops each with their own cellar. The first floor is currently accessed from number 78 Burnley Road and offers potential for conversion into an apartment (subject to planning).

The building is in need of refurbishment and Whiteacres are inviting cash offers only.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor 78 Burnley Road	12m x 5.3m (max)	614.6	57.1
Ground Floor 80 Burnley Road	11.8m x 5.4m (max)	630.2	58.5
First Floor Retail Space	8.9m x 10.6m (max)	963.6	89.5
GIA		2208.4	205.1

Purchase Price

Offers in the region of £150,000

Vat

Whiteacres have been advised that the purchase price is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is:

78 Burnley Road Padiham is £5,800

80 Burnley Road, Padiham is £5,800

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details

Services

The property has the benefit of mains electricity and water.

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

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Jonathan Wolstencroft

01282 428486

jonathan@whiteacres-property.co.uk

Whiteacres Property

Church House,

10 Church Street,

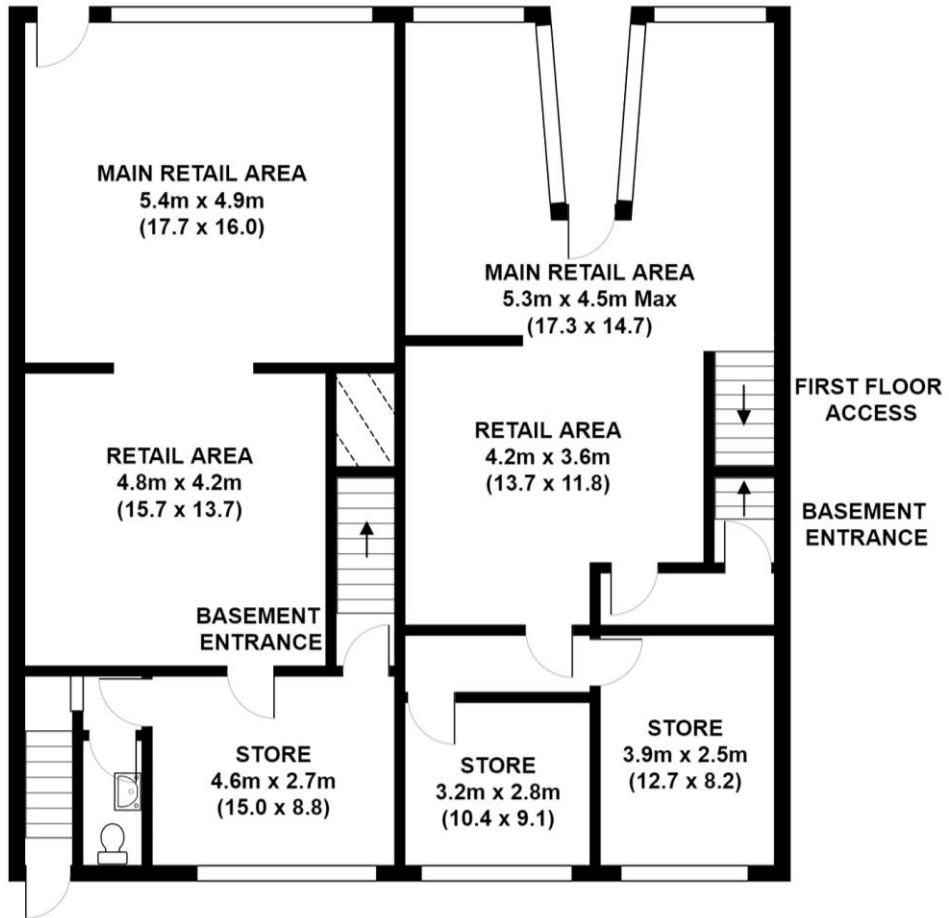
Padiham,

BB12 8HG

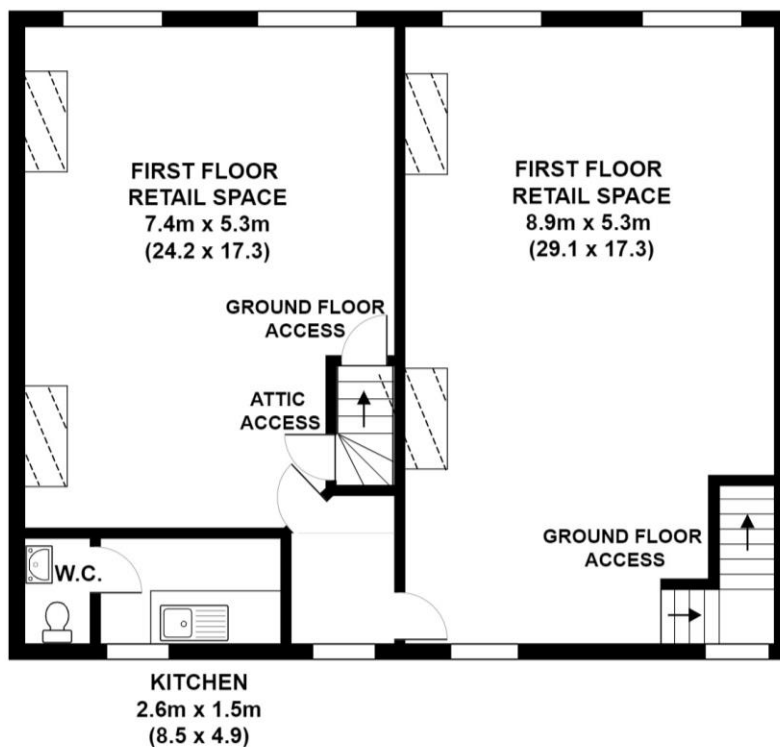
80 BURNLEY ROAD
GROUND FLOOR RETAIL UNIT
 (Approx 58.9 sq meters 630.2 sq ft)

78 BURNLEY ROAD
GROUND FLOOR RETAIL UNIT
 (Approx 57.5 sq meters 614.6 sq ft)

FRONT ELEVATION



78 - 80 BURNLEY ROAD
FIRST FLOOR RETAIL SPACE
 (Approx 90.2 sq.meters 963.6 sq feet)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE