

FOR SALE BY AUCTION



Retail premises in popular trading position with basement storage

Ground Floor, Basement, & Apartment, 6 Standish Street, Burnley, BB11 1AP

- ❁ Large retail unit in prominent location close to Charter Walk Shopping Centre
- ❁ Superb location close to Primark, Next and a new £20 million restaurant/cinema development
- ❁ Large basement providing useful additional storage space
- ❁ Oak floors, feature lighting and roller shutter security
- ❁ Dual aspect frontage with external space to the rear of the building

FOR SALE BY ONLINE AUCTION ON TUESDAY 21st May 2024

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

Location

The property is located at the bottom of Standish Street, close to the entrance to Charter Walk Shopping Centre.

The building has superb frontage to both the front and rear of Standish Street, nearby to occupiers such as Next, Home Bargains and the Halifax Bank.

Strong transport links are provided by the nearby A679, A682, and M65, as well as Burnley Central and Burnley Manchester Road stations.

Description

A mixed-use property comprising a ground floor retail unit, with basement storage, and a 2-bedroom apartment on the upper floors.

The ground floor offers approximately 53 sq m (571 sq ft) of open-plan retail accommodation with dual aspect frontage, feature lighting, and oak flooring.

Most recently occupied by a clothing company, the retail unit and associated basement storage are now vacant.

Arranged over the first and second floor is a substantial, 2-bedroom apartment which is let on an AST detailing an annual rental income of £6,000.

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			
Front Sales	4.4m x 6.6m	318.6	29.6
Rear Sales	7.1m x 3.3m	252.2	23.4
Basement			
Front Section	6.3m x 4.1m	278	25.8
Rear Section	3.0m x 4.5m	145.3	13.5
First Floor Apartment			
Living Room	4.4m x 3.2m	151.2	14
Kitchen	2.9m x 2.8m	87.4	8.1
Second Floor Apartment			
Bedroom 1	3.8m x 3.3m	141	13
Bedroom 2	4.0m x 3.2m	137.5	12.7
Ensuite Bathroom	3.2m x 3.0m	58.5	5.4
Main Bathroom	2.4m x 2.3m	103	9.5
GIA		1,672.7	155

Guide Price/Auction

The property is guided under auction terms at £95,000 to £105,000.

Vat

We understand the purchase price in relation to this property are not subject to VAT however a prospective buyer must check and verify this information prior to making a legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the ground floor and basement is £7,900 per annum.

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

We understand the property has the benefit of mains water and electricity.

Service Responsibility

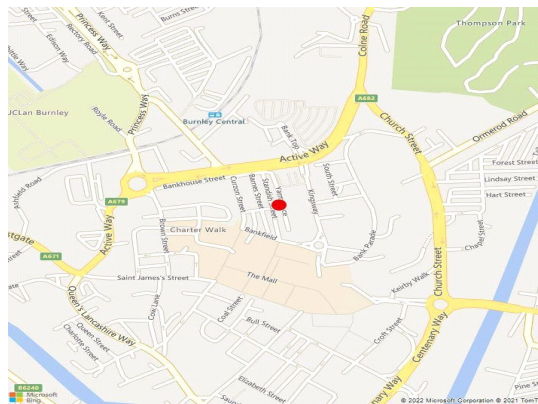
It is the prospective purchasers responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Viewings

Please contact the agents:

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

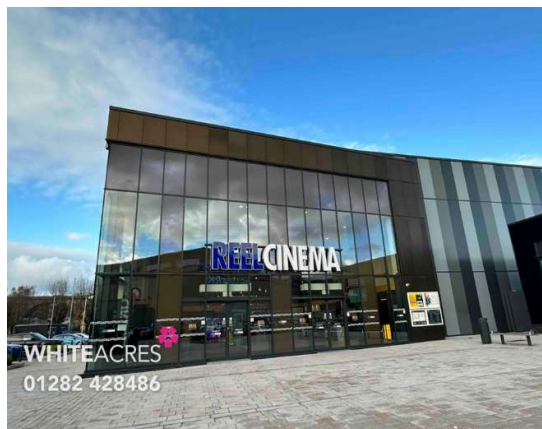
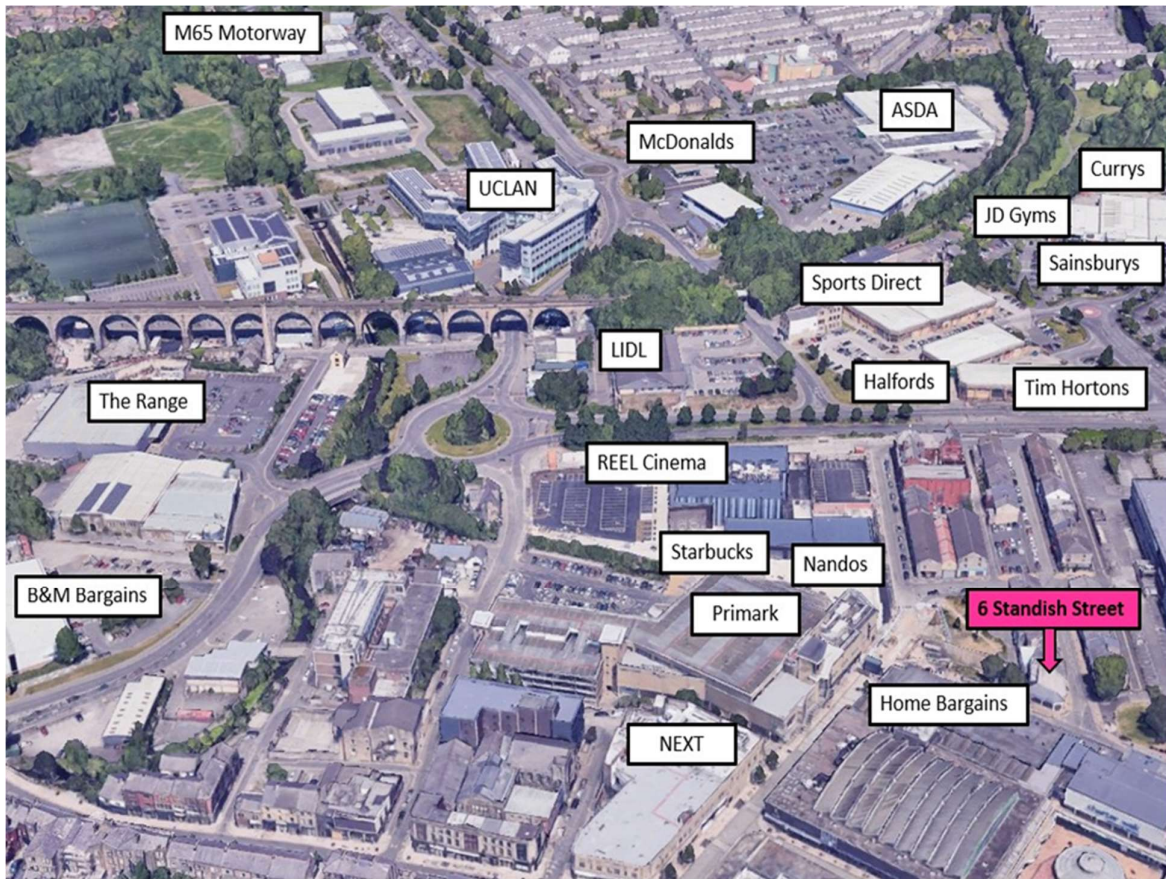
Will Thompson
0345 5051200
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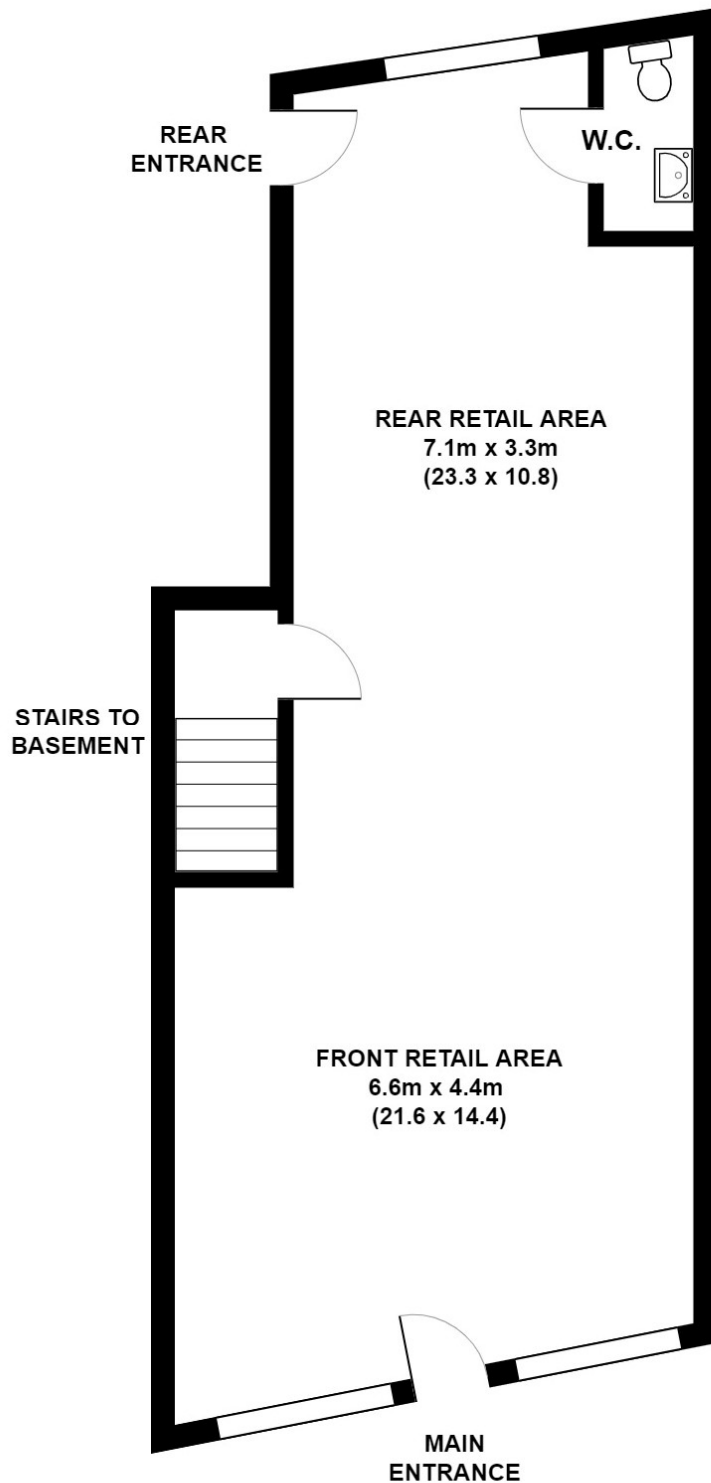
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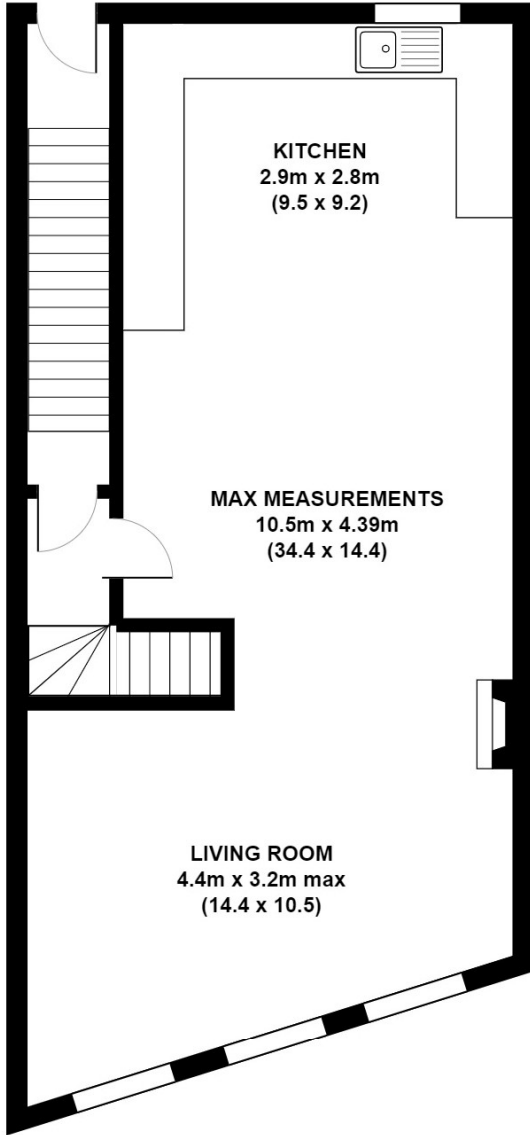
GROUND FLOOR RETAIL PREMISES
Approx 52.2 sq. meters (562.6 sq. feet)



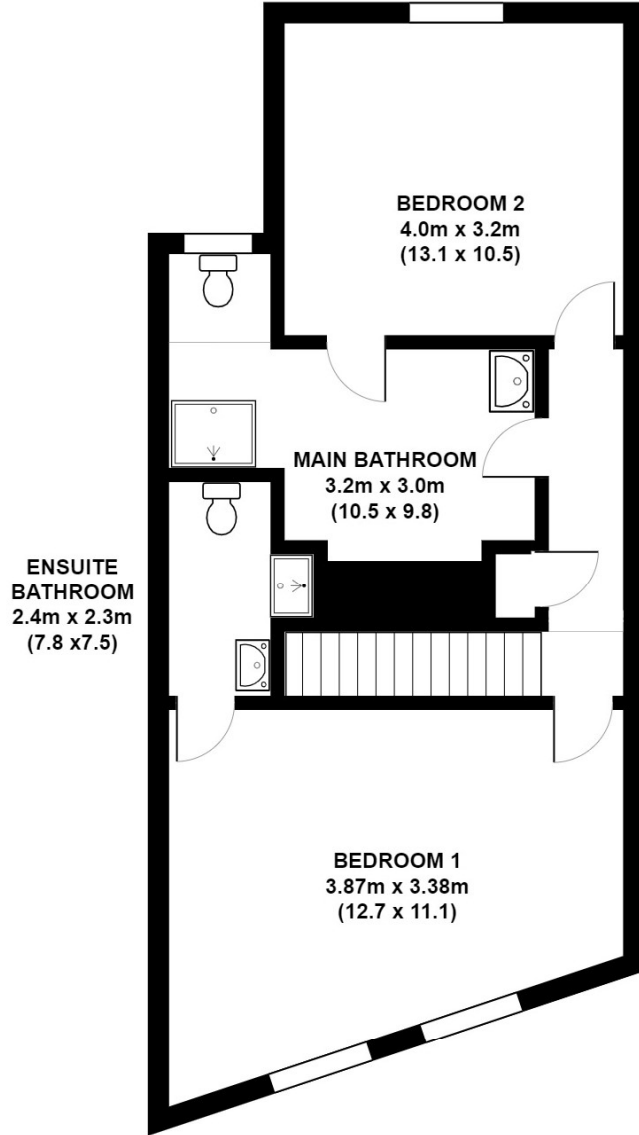
For illustration purposes only - not to scale

FIRST FLOOR APARTMENT
Approx 46.0 sq. meters (495.3 sq. feet)

MAIN ENTRANCE



SECOND FLOOR APARTMENT
Approx 40.7 sq. meters (438.9 sq. feet)



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