

FOR SALE



Prominent town centre property and business extending to over 1,400 sq ft

67 Burnley Road, Padiham, Burnley, BB12 8BU

- ❁ Three storey stone built retail property which has traded as a hardware store for many years
- ❁ Two allocated car parking spaces at the rear of the site
- ❁ Ideal opportunity to create an apartment on the upper floors (subject to planning)
- ❁ Highly prominent and visible retail site close to Mooch Café, A1 Motorstores and Harry Garlick
- ❁ Well positioned site close to The Original Factory Shop, Lidl and Tesco
- ❁ Property re-roofed in recent years
- ❁ Free business rates for eligible occupiers and no VAT payable

BOTH PROPERTY AND BUSINESS AVAILABLE

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 next to The Original Factory Shop and various independent businesses 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

A well positioned highly prominent retail premises in the popular town of Padiham.

The property has traded as a hardware and key cutting business for 25 years and occupies a prominent position close to Tesco, Lidl and The Original Factory Shop.

The premises offers open plan retail accommodation on the ground floor together with toilet facilities and basement storage. The first floor and second floors were previously used as living accommodation but is now used for storage purposes to support the business.

Whiteacres have been informed that the stone built property has been re-roofed in recent years with security shutters to the front of the site and two car parking spaces to the rear.

The vendors are looking to sell both the property and the business plus the stock at valuation. Copies of the last two years accounts are available on request from our office.

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 | | | |
| Retail Area | 10.3m x 4.3m | 476.7 | 44.9 |
| Rear Store & Toilet | 1.3m x 4.6m | 64.3 | 5.9 |
| First Floor | | | |
| Kitchen | 4.4m x 3.5m | 165.7 | 15.9 |
| Lounge | 4.6m x 4.6m | 227.7 | 21.5 |
| Bathroom | 3.6m x 1.7m | 65.8 | 6.1 |
| Second Floor | | | |
| Attic Room (including stairwell) | 8.3m x 4.6m | 410.9 | 38.7 |
| GIA | | 1411.1 | 133 |

Price

Property - £125,000

Business - £25,000

Stock at valuation - Price to be confirmed

Business

A copy of the last two years accounts are available on request from our offices.

Vat

Whiteacres have been informed that the property is not subject to VAT. A prospective purchaser would have to 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 property is £5,000 per annum.

The prospective occupier 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

01282 428486

kelly@whiteacres-property.co.uk

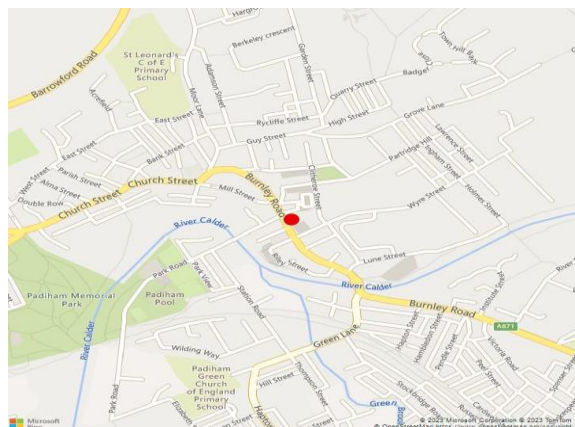
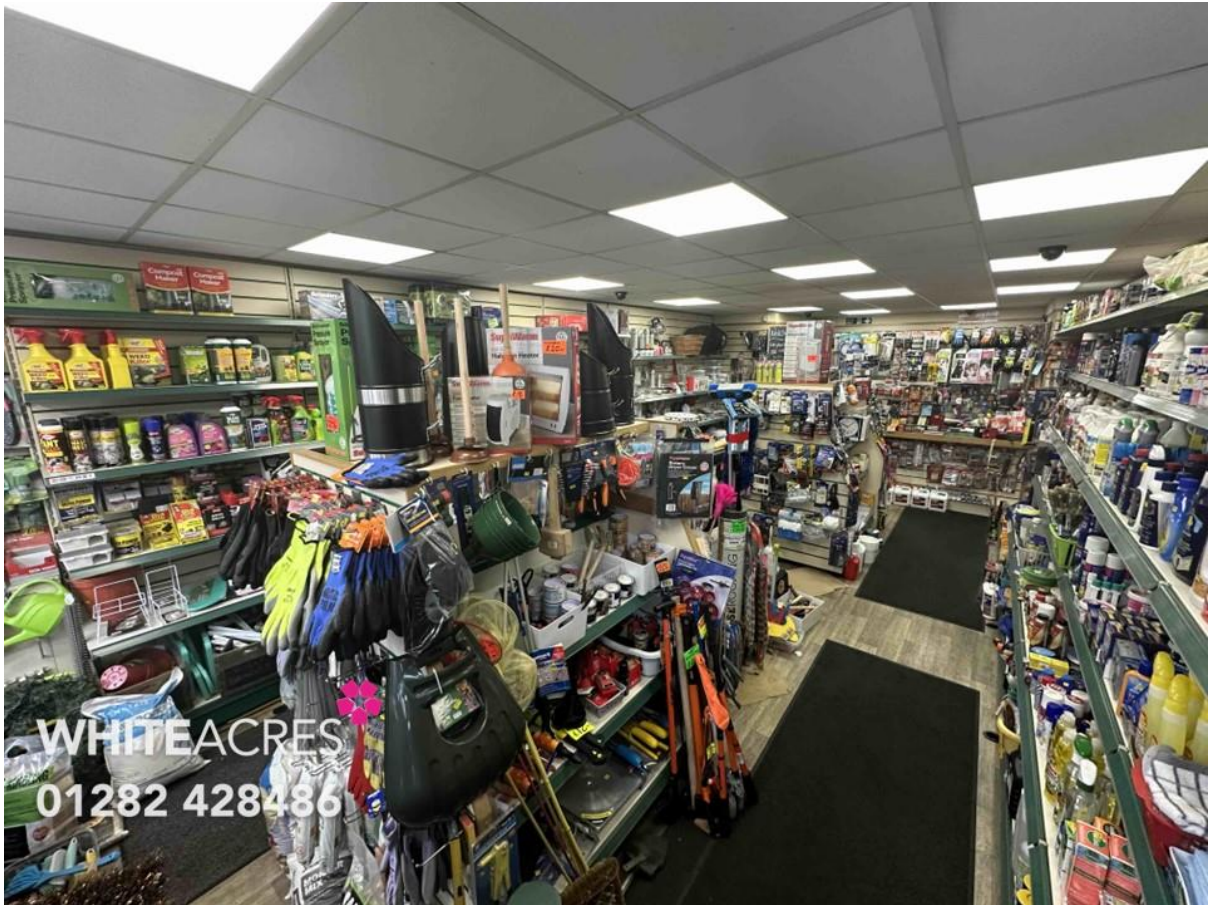
Jonathan Wolstencroft

01282 428486

jonathan@whiteacres-property.co.uk

Whiteacres Property

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

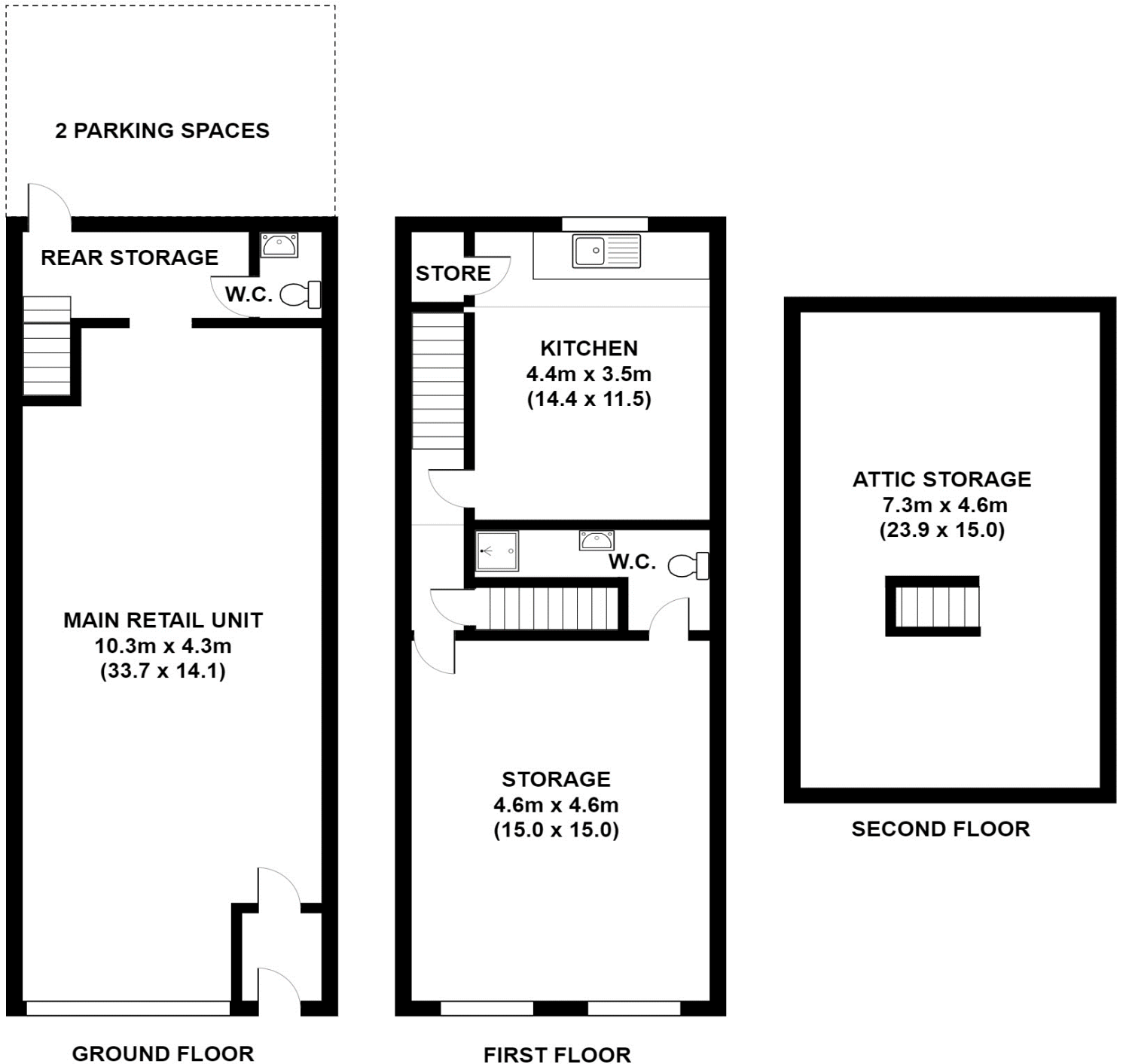


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These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

PROMINENT THREE STOREY RETAIL UNIT
Approx 113.7 sq. meters (1,224.2 sq. feet)



For illustration purposes only - not to scale