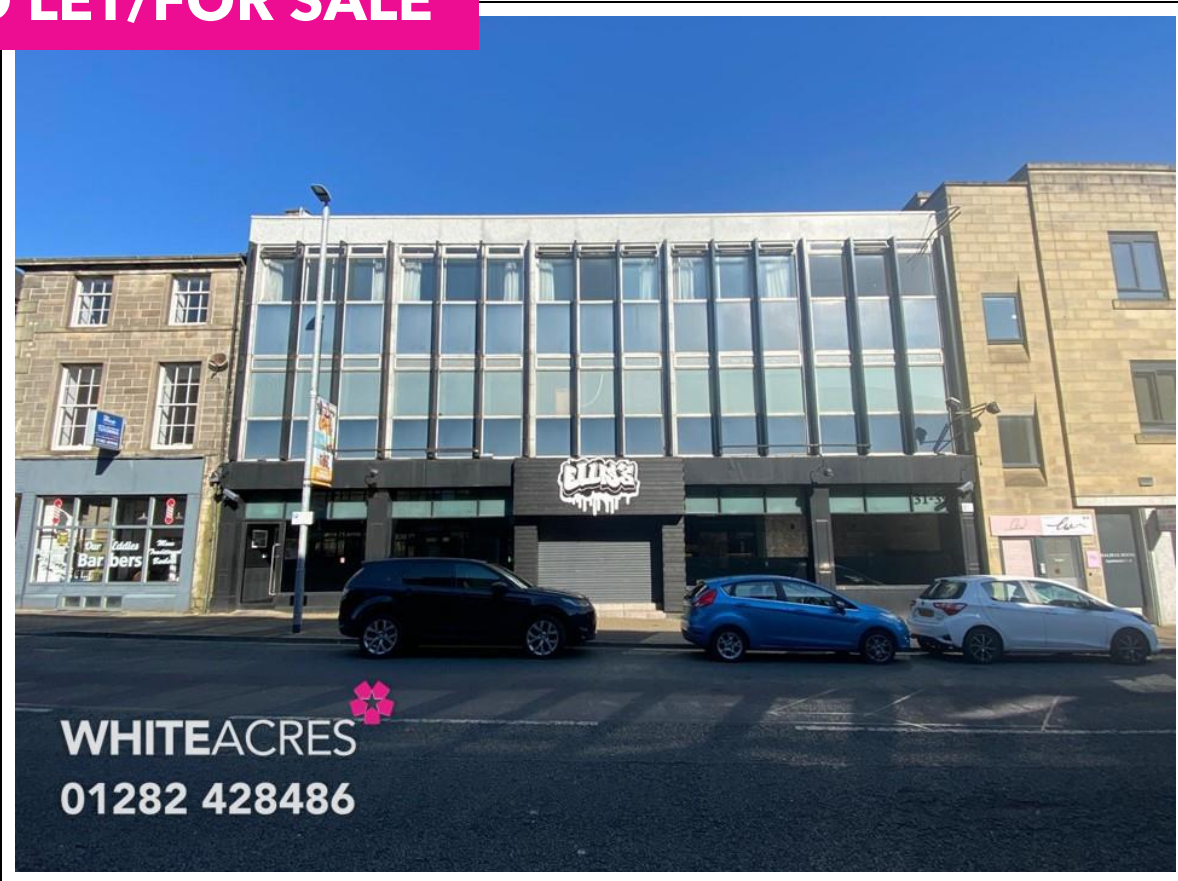


TO LET/FOR SALE



*Freehold pub/restaurant in prime town centre position extending to over 10,000 sq ft*

## **31-39 Manchester Road, Burnley, BB11 1HG**

- ✿ Substantial bar/restaurant in highly prominent main road position
- ✿ Substantial lower ground floor ideal for food preparation and beer storage
- ✿ Large manager's apartment included with the premises
- ✿ Spotlights, laminate flooring and substantial bar
- ✿ Well positioned close to Palazzo, Big Window and The Mechanics
- ✿ Former Wetherspoons ideal for a wet led drinking establishment
- ✿ Modern male and female toilets on the first floor
- ✿ Highly prominent glazed frontage
- ✿ Dumbwaiter between lower ground and ground floor
- ✿ Well presented accommodation with modern flooring and seating

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located in a highly prominent position fronting Manchester Road in the centre of Burnley.

The property is located on Manchester Road close to the Big Window, The Palazzo and various other bars and restaurants.

## Description

A highly prominent and substantial bar/restaurant located in the heart of Burnley town centre.

The property is a freehouse and was occupied for many years by JD Wetherspoons but in recent years has traded as a bar/restaurant.

The site offers a substantial bar and seating area on the ground floor together with a potential food prep area on the lower ground floor and modern male and female toilets on the first floor.

The property has a superb frontage with excellent natural light together with a sky light atrium.

The tenancy includes a large apartment on the second floor, which does need refurbishment.

## Accommodation

Whiteacres have not measured the building but obtained the following floor areas from the landlords:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Lower Ground Floor		4,251	394.9
Ground Floor		4,327	401.9
First Floor		1,417	131.6
Second Floor		1,417	131.6
<b>GIA</b>		<b>11,412</b>	<b>1,060.7</b>

## Rent

The whole property is available by way of a new full repairing and insuring lease for a minimum term of three years at an annual rent of £60,000.

## Purchase Price

Offers in the region of £595,000.

## Tenure

Whiteacres have been informed that the property is freehold, however the purchaser/tenant must check and verify this information prior to making a legal commitment.

## Premises Licence

Whiteacres understand the property benefits from a premises licence further details of which are available on request.

## Vat

Whiteacres have been informed that the rent/purchase price of the property is not subject to VAT.

## Business Rates

Whiteacres have been informed by the valuation office website that the Rateable Value is £54,000 per annum with approximate rates payable of £29,484.

The prospective tenant must contact Burnley Borough Council on 01282 425011 to confirm further details.

## Services

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

## Service Responsibility

It is the prospective tenant's/purchasers responsibility to verify that all services/appliances are in safe 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.

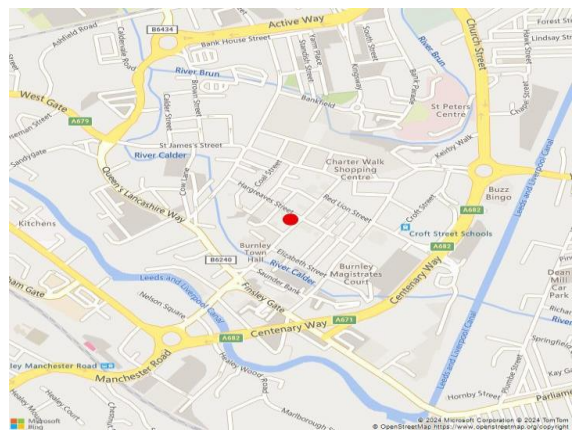
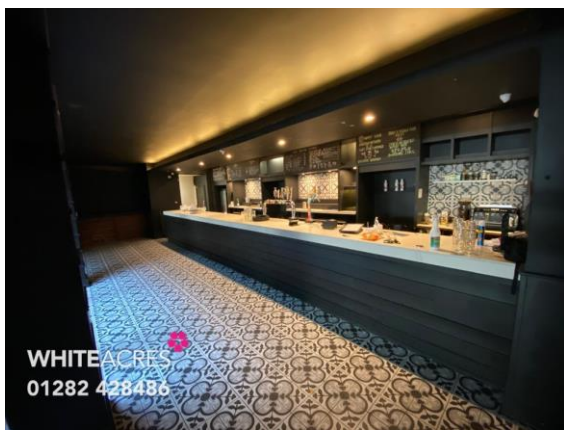
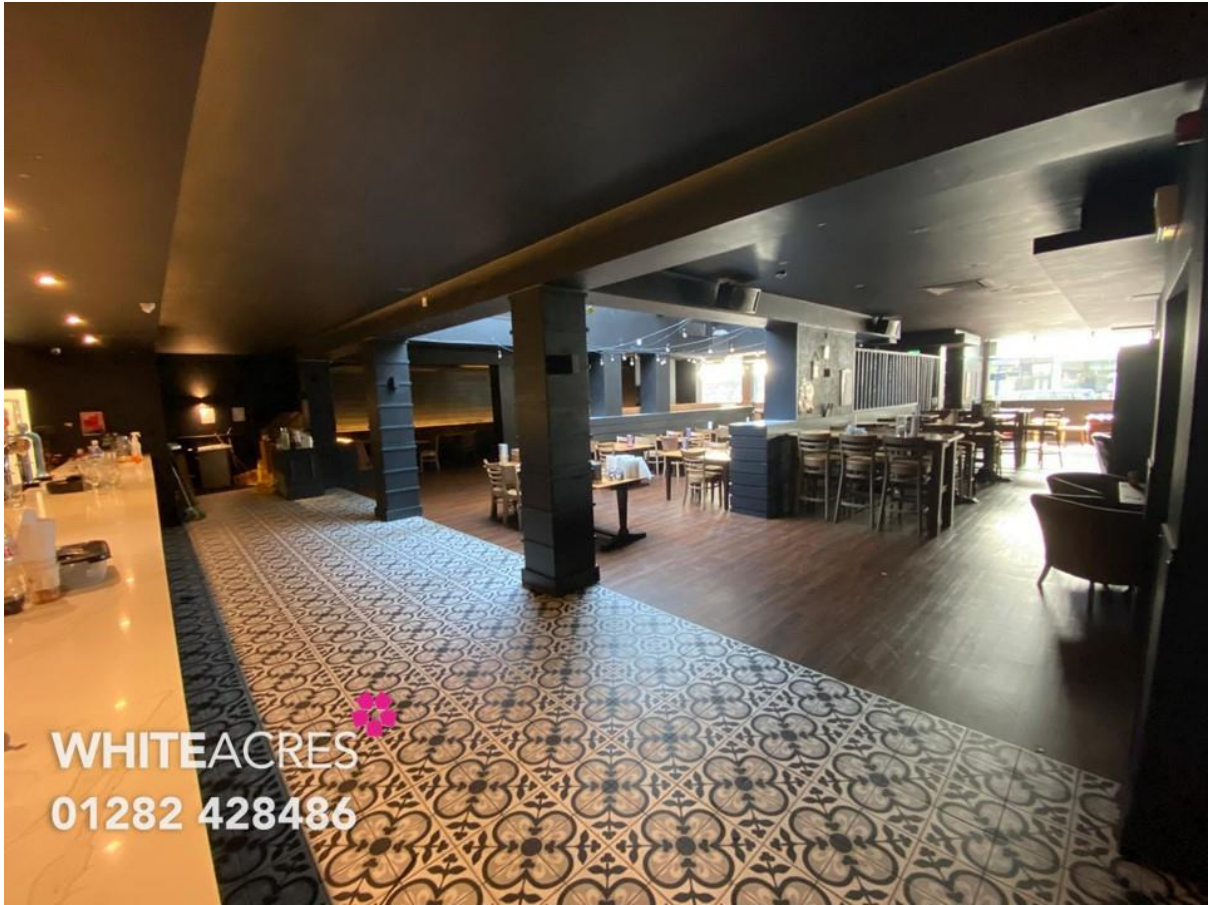
## Viewings

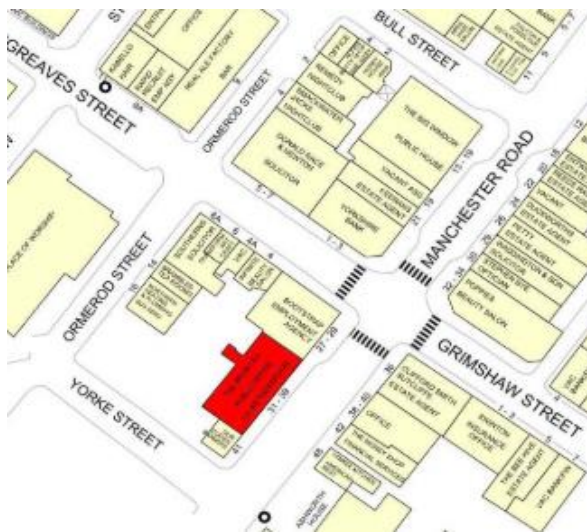
Please contact the agents:

Kelly McDermott  
01282 428486  
[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

Jonathan Wolstencroft  
01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

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





[www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

**WHITEACRES**

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.