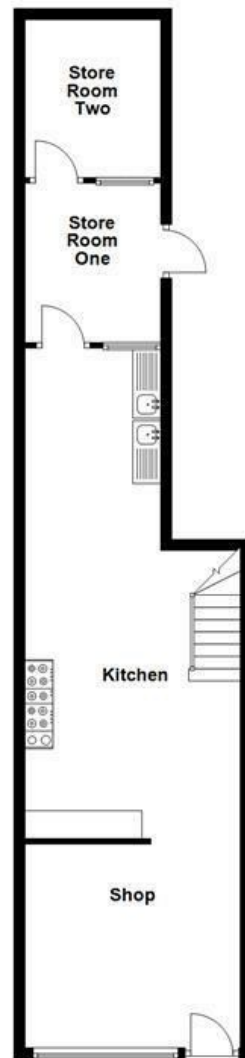
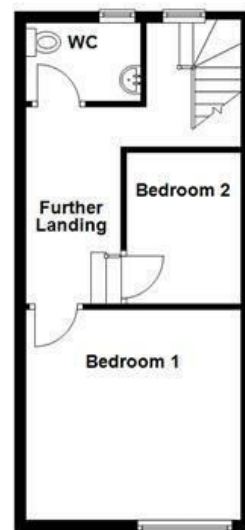


Ground Floor
Approx. 57.6 sq. metres (620.5 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.0 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brougham Street, Burnley, BB12 0AT

Offers Over £169,950

VERSITILE COMMERCIAL PROPERTY AND HOME ALL IN ONE

Welcome to Brougham Street, Burnley - a charming property that offers the best of both worlds! This unique commercial property with living accommodation is a rare find, perfect for those looking to combine business with the comfort of home.

Located in the heart of town, this property boasts a takeaway downstairs, the property is being sold empty and therefore, ideal for aspiring entrepreneurs or seasoned business owners. Imagine the possibilities of running your own business just steps away from your living space!

Upstairs, you'll find a 2-bedroom residential space, providing a peaceful retreat from the hustle and bustle below. With easy access to local amenities, you'll have everything you need right at your doorstep.

Don't miss out on this versatile property that offers endless opportunities. Whether you're looking to start a new venture or simply seeking a convenient living arrangement, this property on Brougham Street is sure to impress. Book a viewing today and envision the exciting future that awaits you in this fantastic property!

Contact our Burnley branch to arrange a viewing and start your journey today!

Brougham Street, Burnley, BB12 0AT
Offers Over £169,950



- Tenure Leasehold
- On Street Parking
- Bursting With Potential
- Council Tax Band TBC
- Shop With Living Accommodation
- Ample Storage Rooms
- EPC TBC
- Perfect Investment Opportunity
- Two Bedrooms

Ground Floor

Shop Entrance

Security roller shutter, hard wood double glazed door and hard wood double glazed window.

Shop

12'8 x 12' (3.86m x 3.66m)

Tiled elevation, LED spotlights, tiled floor and counter tops.

Kitchen

29'11 x 12'9 (9.12m x 3.89m)

Sinks with drainers and mixer taps, access to boiler, tiled elevation, tiled floor and stairs leading to the first floor.

Store Room One

9'5 x 8'1 (2.87m x 2.46m)

Door to rear, single pane frosted window and door to store room two.

Store Room Two

9'4 x 7'4 (2.84m x 2.24m)

Single pane frosted window.

First Floor

Landing

9'10 x 7'7 (3.00m x 2.31m)

UPVC double glazed window and entrance to further landing.

Further Landing

10'7 x 5'1 (3.23m x 1.55m)

Doors to WC, two bedrooms and laminate flooring.

WC

6'8 x 5'1 (2.03m x 1.55m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, tiled elevation and tiled floor.

Bedroom One

13' x 12'5 (3.96m x 3.78m)

UPVC double glazed window.

Bedroom Two

8'11 x 6'8 (2.72m x 2.03m)

Skylight.

