



## SUBSTANTIAL REFURBISHED TRAINING CENTRE SUITABLE FOR A VARIETY OF USES

### FOR SALE / TO LET

12-16 Brown Street  
Burnley  
Lancashire  
BB11 1PJ

Size: 1099.64 sq.m 11,836 sq.ft

- **3 Storey premises comprising a range of class rooms, office and storage accommodation.**
- **Extensively refurbished including new central heating, rewiring and a new fire alarm and telecoms system.**
- **Warehouse with brand new electric roller shutter doors fronting Brown Street.**
- **Conveniently located within a short walk from Charter Walk shopping centre.**
- **Enclosed gated car park.**
- **May suit alternate uses subject to planning.**

## LOCATION

The property is situated on Brown Street close to its junction with St James Street which is the main retail parade in the town centre. Other occupiers in the immediate vicinity include Marks and Spencer's, Charter Walk Shopping Centre, Pandora, Game and various Banks, Building Societies and other retailers.

## DESCRIPTION

A substantial three storey premises of stone construction beneath a pitched tiled roof. Occupied for a number of years as an engineering training facility, the accommodation comprises to the ground floor a reception room, waiting area, WC's and a warehouse/storage area, which has the benefit of a brand new electronic roller shutter door.

The first floor comprises four training rooms, a private office, canteen together with male, female, and disabled WC facilities. The second floor comprises an additional three training rooms, a large open plan training area and staff room. There is a lift which provides access to the first and second floors.

To the lower ground floor is an additional training room and store room. This section of the building is accessed by the main car park and benefits from its own entrance with roller shutter security.

The property has undergone an extensive refurbishment in recent years, benefiting from a new central heating, rewiring and a new fire alarm and telecoms system.

Suitable for a variety of professional uses including training and office uses, the property may lend itself to residential conversion, subject to the appropriate planning consent.

## ACCOMMODATION

### Ground Floor

Reception  
Waiting area  
Warehouse  
2 WC's

393.49 sq.m 4,236 sq.ft

### First Floor

5 training rooms  
Private office  
Canteen  
Gents / Disabled WC  
Ladies WC

393.49 sq.m 4,236 sq.ft

## PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

### Second Floor

3 training rooms  
Open plan office  
Staff room

237.69 sq.m 2,558 s.ft

### Lower Ground Floor

Training / meeting room  
Store room  
Filing room

74.97 sq.m 807 sq.ft

**GIA** 1,099.64 sq. m 11,836 sq.ft

## SERVICES

The property has the benefit of all mains services including gas fired central heating.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £25,500 per annum (2021/22).

## PRICE

£495,000  
(four hundred and ninety-five thousand pounds ).

## RENT

£45,000 pa

## LEGAL COSTS

Each Party is to be responsible for their own legal costs.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
Suite 3, Empire Business Centre, 2 Empire Way, off  
Liverpool Road, Burnley, BB12 6HH.

Tel. 01282 456677  
commercial@petty.co.uk  
www.pettycommercial.co.uk



