



Prominent Trade Counter / Light Industrial Unit

FOR SALE / TO LET

**3 TRAFALGAR STREET
BURNLEY
LANCASHIRE
BB11 1TP**

3,770 Sq Ft (350.23 Sq M)

- Prominently situated premises, ideally suited to Trade Counter or similar use.
- Refurbished over the last couple of years including the provision of a new roof.
- Highly visible roadside location close to the Heritage Trust Weavers Triangle redevelopment and within a short drive from junctions 10 & 11 of the M65.
- Ample parking to the front and side of the property with yard area.

Location

The property occupies a highly prominent roadside location on the outskirts of Burnley town centre with a frontage onto Trafalgar Street at its junction with Manchester Road.

Burnley is a substantial market town in the East of Lancashire situated to the South East side of the M65 approximately 26 miles North of Manchester, 12 miles East of Blackburn and 29 miles to West Bradford.

Access onto the M65 is within a five minute drive at Junction 10.

Description

The property comprises a detached unit of steel portal frame construction, originally built as a tyre fitting depot but has been subject to a number of alternate uses over the last few years.

The property was extensively refurbished a few years ago and has its accommodation arranged over two floors. The ground floor comprises an open plan workshop, together with kitchen and WC facilities. The first floor was previously used for storage and has also been used for offices in the past.

Adjoining is a single storey office providing a series of private offices, WC and kitchen facilities. Externally there is an enclosed yard providing ample car parking.

Accommodation

Ground floor

Office & Kitchens 39.2 sq.m 422.0 sq.ft

Warehouse & WC 155.5 sq.m 1674.0 sq.ft

1st floor

Office/Storage 155.5 sq.m 1674.0 sq.ft

Gross internal area 350.2 sq.m 3790.0 sq.ft



Planning

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

Price / Rent

Price - £295,000 + VAT
Rent - £25,000 per annum + VAT

Business Rates

To be assessed

Services

There are mains supply services of Electricity and Water, with drainage to public sewer. The former tenant has partially installed an LPG external tank which was to provide internal heating. This has not been completed.

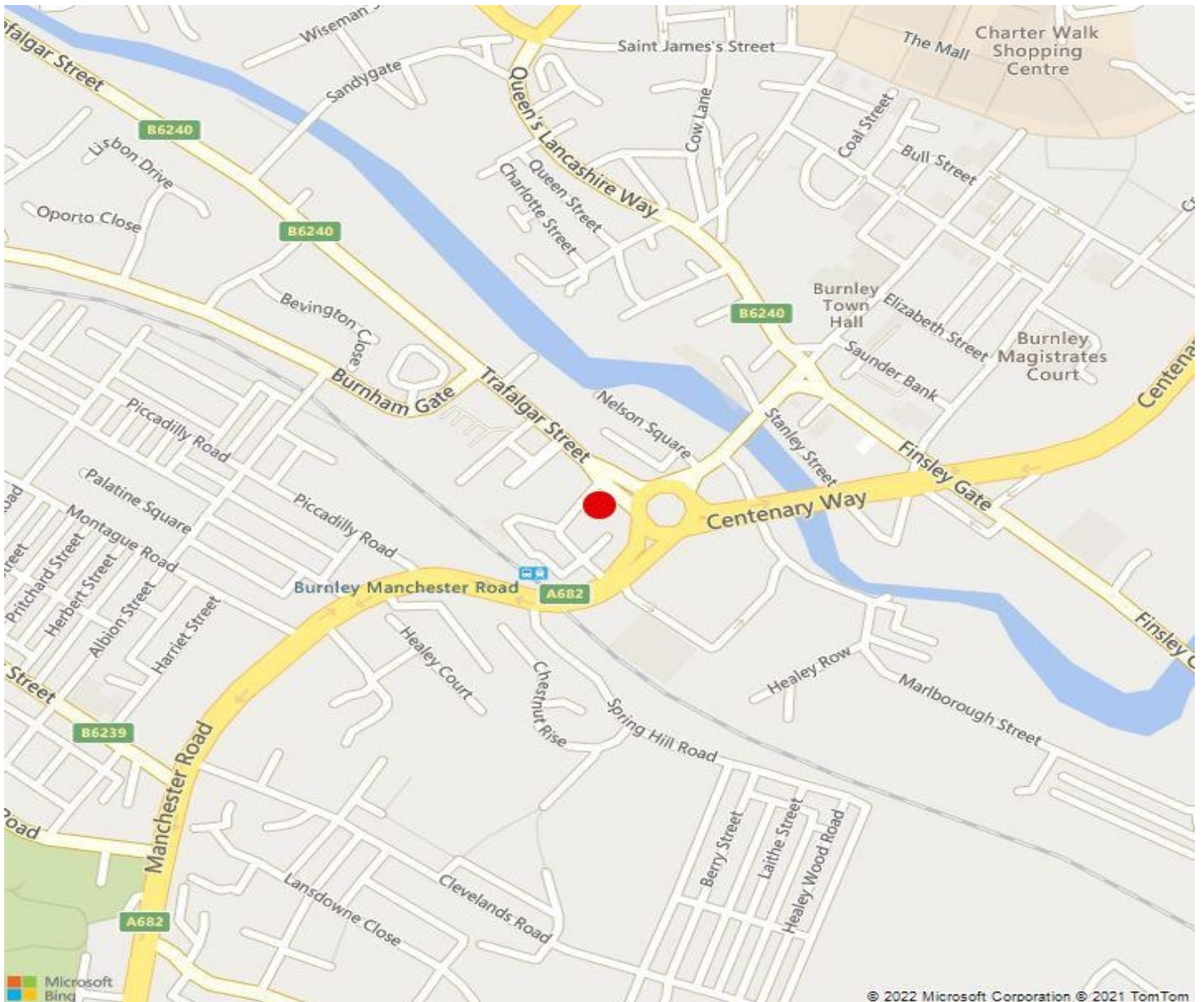
Services Responsibility

It is the prospective Purchaser / Tenant'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.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

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.

