



## Fully equipped town centre bar in prime location

### FOR SALE

**7 YORKE STREET  
BURNLEY  
LANCASHIRE  
BB11 1HD**

**935 Sq Ft (86.86 Sq M)**

- Extensively refurbished, two storey bar premises fitted to an extremely high standard.
- Fully equipped premises with a range of fixtures and equipment included with the sale.
- Seating and bars on each level.
- Dual air conditioning / heating, a multi-fuel stove, feature exposed stone walls, and modern timber paneling.
- Highly prominent town centre location close to Burnley Mechanics Theatre, Charter Walking Shopping Centre, and various nearby bars and restaurants.

### Location

The property is located at the junction of Yorke Street and Ormerod Street in a prominent corner position opposite to the Burnley Mechanics Theatre.

Conveniently located within a short walk from Charter Walk Shopping Centre and the new Pioneer Place Cinema development, the property is also close to a number of bars, restaurants and pubs. Burnley Bus Station and Manchester Road Train Station are also within a short walk from the property and Junctions 10 and 11 of the M65 motorway are within approximately 1.5 miles.

### Description

A stone built, two storey bar premises occupying a prominent corner position at the junction of Yorke Street and Ormerod Street.

The property has been extensively refurbished since its conversion into a bar in 2019 and comprises an open plan, modern bar seating area to the ground floor and a second bar with a dance floor to the first floor.

The property has been fitted to an excellent standard and benefits from dual air conditioning, a multi-fuel stove, modern lighting, a multi feature exposed stone walls, attractive hardwood and laminate flooring and wooden panelled bars to both floors.

All fixtures, fittings and equipment are to be included in the sale, providing a unique opportunity to purchase a fully fitted bar and music venue in a highly prominent town centre location.

### Accommodation

Ground Floor

Bar and seating area 44.26 sq.m 476.41 sq.ft

First floor

Bar, seating and dance floor 42.61 sq.m 458.65 sq.ft

GIA: 86.87 sq.m 935.06 sq.ft



### Planning

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

### Price

£217,000

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £8,300 per annum (2024/25). The prospective Purchaser is likely to benefit from 100% small business rates relief and should contact Burnley Borough 01282 425011 to confirm.

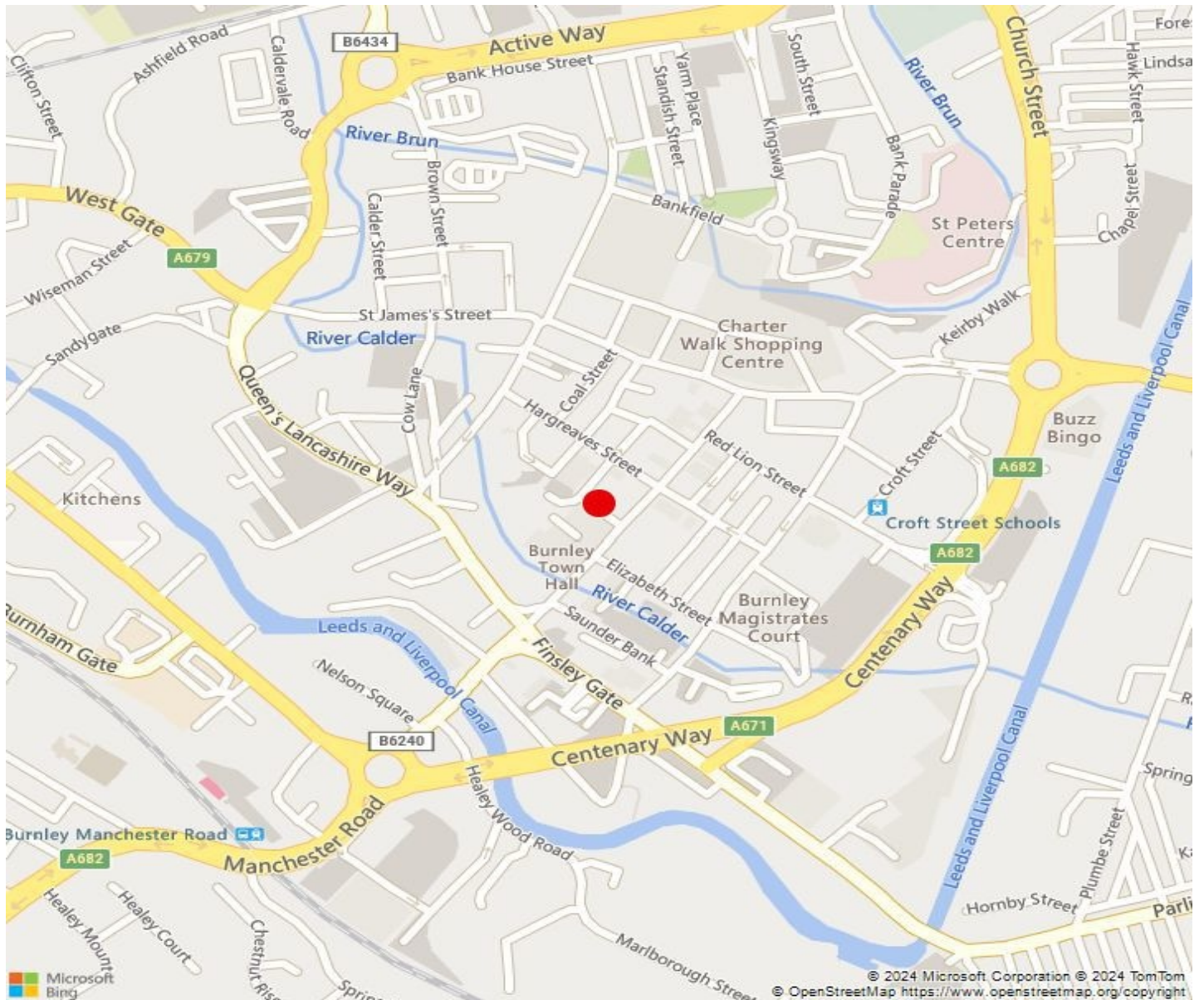
### Services

The property has the benefit of mains electricity and water including dual air conditioning / heating and a multi-fuel stove.

### 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.





## Additional Information

### Viewings

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

### Legal Costs

Each party is to be 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.

