



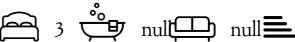
# 86 Burnley Road

Padiham, Burnley, BB12 8QN

£99,950









A well-presented stone-fronted mid-terrace office property located in the heart of Padiham, offering Class E use and an excellent layout across three floors, with a total floor area of approximately 1389 sq ft. Accommodation comprises: Ground Floor: Main L-shaped office, hallway with trap door access to basement, and kitchen area, Basement: Useful storage space First Floor: Three further offices and cloakroom. The property benefits from gas central heating and mostly uPVC double glazing.

Ideally positioned within Padiham Town Centre, close to amenities and transport links. Available with no chain – ready for immediate occupation.











#### Double Fronted

Front Door to Office Space.

Large Office 17,37 x 29,39 x 17'29 x 10'10 (5.18m,11.28m x 8.84m,11.89m x 5.18m x 3.30m)

Two Single Glazed Windows. UPVC French Doors to the Back of the Office. Central Heating Radiators. Under Stairs Storage. Trap Door Access to the Cellar.

#### Kitchen

Two UPVC Double Glazed Windows and Central Heating Radiator. Wall and Base Units. Boiler.

#### First Floor

Landing. Central Heating Radiator. Two Storage Cupboards.

Office 1 17'59 x 11'67 (5.18m x 3.35m)

Two UPVC Double Glazed Windows and Central Heating Radiator.

Office 2 11'58 x 8'92 (3.35m x 2.44m)

UPVC Double Glazed Window and Central Heating Radiator.

Office 3 8'91 x 8'06 (2.44m x 2.59m)

UPVC Double Glazed Window and Central Heating Radiator.

Cloakroom 9'06 x 5'22 (2.90m x 1.52m) Wash Basin and WC.

## Cellar

Two Storage Areas with Access to the Rear.

## Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

### Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

## Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

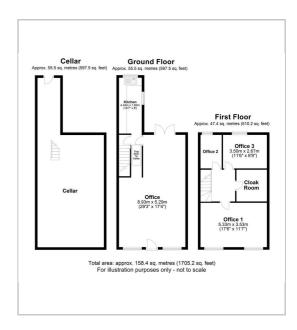
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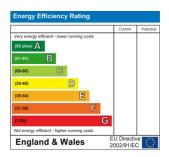
# Area Map



## Floor Plans



# Energy Efficiency Graph



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