

32 Rosegrove Lane, Burnley, BB12 6HX
Offers over £140,000
Council Tax Band: A



Located in a prime location with easy access to motorway links and the Rosegrove train station connecting to Manchester, this property presents a lucrative investment opportunity with its fully tenanted commercial and residential spaces.

The commercial space on the ground floor houses a vibrant barber shop. Upon entry, clients are greeted by a modern interior featuring sleek furnishings. The spacious layout includes designated areas for haircutting, a comfortable waiting area, and a stylish wash basin for clients' convenience. Adjacent to the main area is a separate room designated for tanning services, providing an additional revenue stream for the business. Additionally, a well-appointed toilet and wash basin ensure facilities are readily available for both customers and staff.

The ground floor also is a one-bedroom flat. The living space boasts an open-plan layout seamlessly integrating the living area and kitchen, equipped with fitted units featuring an electric oven, hob, and extractor hood. The bathroom is fitted with a modern three-piece suite comprising a WC, hand wash basin, and a quadrant shower,

Ascending to the first floor, tenants are welcomed into a spacious two-bedroom flat spanning the length of the property. The open-plan kitchen and living room exude modern elegance, featuring white gloss units arranged in a horseshoe layout, complemented by gas central heating. The kitchen is well-appointed with all the necessary appliances. The accommodation comprises two generously sized bedrooms, providing ample space, the three-piece bathroom is elegantly appointed with a WC, hand wash basin, and a luxurious P-shaped bath complete with an overhead shower.

With its sought-after location and fully tenanted commercial barber shop and flats, this property presents an attractive investment opportunity for discerning investors looking to capitalize on a thriving rental market. The property provides a 95+ yield earning over £15,000 per annum.



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