

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



4 – 6 GRIMSHAW STREET AND 11–13 NICHOLAS STREET BURNLEY BB11 2AL

- SUBSTANTIAL TOWN CENTRE INVESTMENT PREMISES
- DEVELOPMENT POTENTIAL
- EDGE OF RETAIL CENTRE LOCATION
- POPULAR MIXED USE COMMERCIAL AREA
- TOTAL ANNUAL INCOME £26,175

LOCATON

Situated at the edge of the main Burnley town centre shopping area in a mixed commercial area. The property has frontage to Grimshaw Street, Nicholas Street & Dugdale Street. Grimshaw Street links with Manchester Road one of the main arterial routes into Burnley town centre.

The property is within walking distance of the main town centre bus station and Manchester Road railway station.

DESCRIPTION

Substantial three storey building of traditional dressed stone construction beneath a pitched slate roof. The property was originally various individual units which have been adapted over the years to provide offices and commercial uses.

The main section is on Nicholas Street occupied as a whole by the accountants.

On the frontage to Grimshaw Street is a ground floor retail unit. The floors above are also occupied in conjunction with the accountants demised area on Nicholas Street.

There is a vacant area to the rear of No. 4 Grimshaw Street accessed from Dugdale Street. This vacant area is three storey and would be suitable for redevelopment (subject to planning consent).

ACCOMMODATION

The area occupied by Ashworth Moulds to include 11-13 Nicholas Street, 6 Grimshaw Street & floors above.

418 sq.m.	4,500 sq.ft. NIA
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Plus Basement

Retail Unit 4 Grimshaw Street

44 sq.m.	473 sq.ft. NIA
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Plus Basement

Vacant Accommodation on Dugdale Street over three floors.

285 sq.m.	3,068 sq.ft. GIA
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Plus Basement

SERVICES

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

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

The property lies within Burnley Town Centre Conservation Area and is a Grade II listed building. Further enquiries should be directed to Burnley Borough Council 01282 425011.

TENURE

Freehold we are informed.

TENANCIES

4 Grimshaw Street

Currently let by way of a 3 year lease from the 7th October 2021 to Vicky Catlow T/As Vicky Leigh Photography Limited at a passing rental of £4,800 per annum.

11 Nicholas Street

Currently let to David Anthony Pickles & Mark Holmes for a term of 10 years from the 1st April 2019 subject to a five yearly rent review at a current rental of £21,375 per annum. There is a tenant's break on the 31st March 2024. The tenants occupy the property by way of an internal repairing and insuring lease.

Copies of the leases are available upon request.

PRICE

£325,000 (three hundred and twenty five thousand pounds)

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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