

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE



WEAVERS FOLD OFF GANNOW LANE BURNLEY BB12 6BF

- Substantial residential investment
- 94 two bedroomed bungalows
- Fully let with waiting list
- Rental growth potential
- Well maintained development

LOCATION

Weavers Fold is situated off Gannow Lane which links the district shopping area of Rosegrove with Junction 10 of the M65.

The development is conveniently located at the edge of Burnley but within Close proximity to both the motorway network and Rosegrove Train Station.

Burnley town centre is approximately one mile distant.

DESCRIPTION

A development of 94 bungalows all constructed of reconstituted stone beneath pitched tiles roofs.

The development is within a series of terraces providing 94 units. Each property benefits from individual gardens and footpaths to the front of the house. Parking is also available to each unit.

Each property provides two bedrooms, bathroom, living room and kitchen.

All the landscaping within the development is maintained by the landlord.

ACCOMMODATION

94 two bedroomed properties each providing two bedrooms, living room, bathroom and kitchen.

SERVICES

All mains services are available to each unit. 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.

COUNCIL TAX

Each occupier is responsible for their own Council Tax. All properties are within Band A for Council Tax purposes.

TENANCIES

Each unit is let on the landlord's standard lease agreement with the rentals inclusive of buildings insurance and maintenance.

Each unit currently provides a weekly rental of £110.00. Total annual income £537,680.

A copy of the standard agreement is available upon request.

WAITING LIST

The landlord has a substantial waiting list for available properties within the development.

GUIDE PRICE

£8.7 million

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for the ground floor are available upon request. The upper floors will need reassessing upon development.

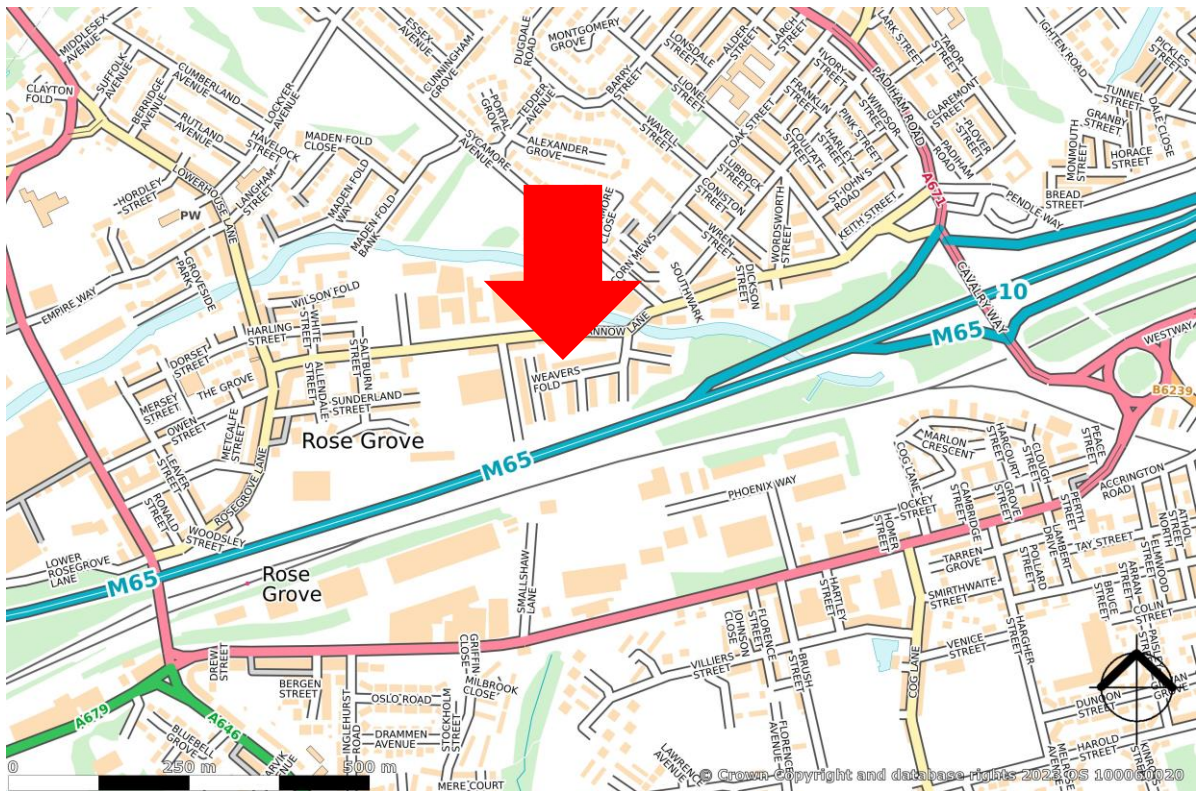
LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

UNDER NO CIRCUMSTANCES SHOULD ANY RESIDENTS BE CONTACTED WITHOUT PRIOR CENSENT OF THE VENDOR. FOR INFORMATION FROM THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.





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