

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE



41 – 47 BURNLEY ROAD PADIHAM BB12 8BY

- Fully let investment property
- Gross annual income £40,785
- Character town centre building, extensively refurbished and in excellent condition
- Good tenant mix
- Over 9.5% yield

LOCATION

Situated within Padiham town centre fronting Burnley Road at its junction with Darwen Street. The property is within the main shopping area of the town with public car parks to the immediate rear of the property offering free parking.

Padiham forms part of the borough of Burnley and is located approximately three miles to the west of Burnley town centre.

DESCRIPTION

Former Banking Hall that has been converted into offices, a salon and two adjoining shop units. There is also a large second floor flat. The building is of traditional construction with stone elevations to the front and side beneath mainly pitched slate covered roofs.

The property is laid out on three floors plus basement and divided to provide ground floor offices / ground floor salon within the former banking hall, adjacent double shop, upper floor offices together with second floor flat.

ACCOMMODATION

Shop At 43-45 Burnley Road GF Sales Area	49.40 sq.m.	532 sq.ft.
Basement Incl Treatment Room, Toilets & Staff Area	47.30 sq.m.	509 sq.ft.
Former Banking Hall 47 Burnley Road	94.20 sq.m.	1,014 sq.ft.
FF Offices Over 41 Burnley	92.70 sq.m.	998 sq.ft.
Rear GF Offices, FF Office & Basement	118.50 sq.m.	1,276 sq.ft.
SF Apartment	150.00 sq.m.	1,615 sq.ft.

All areas are net internal with the exception of the apartment which is gross internal.

EXTERNALLY

There is a small rear yard area.

SERVICES

All mains services are connected to the building and separately metered to each of the units.

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

The property is within the Padiham town centre Conservation Area and is a Listed property.

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

TENURE

Part freehold and part long leasehold subject to a fixed peppercorn ground rent.

TENANCIES

Numbers 43-45 Burnley Road

Let to Feathers Beauty from 11th December 2020 to 30th June 2027 at a current rent of £11,375 per annum.

Number 47 Burnley Road (Former Banking Hall) plus rear office and basement

Let to Kellie Dobson from 18th May 2022 to 17 May 2027 at a passing rent of £11,400 per annum, Internal repairing lease.

First floor offices, 41 Burnley Road

Let to partners of the Hill Practice from 19th November 2021 to 18 November 2030 at a passing rental of £11,110 per annum. Tenant responsible for internal repairs.

Second floor apartment

Let out by way of an Assured Shorthold Tenancy at a rent of £6,900 per annum. The tenant is responsible for internal decorations, the landlord retaining responsibility for all repairs and buildings insurance

Copies of all the relevant agreements are available upon request.

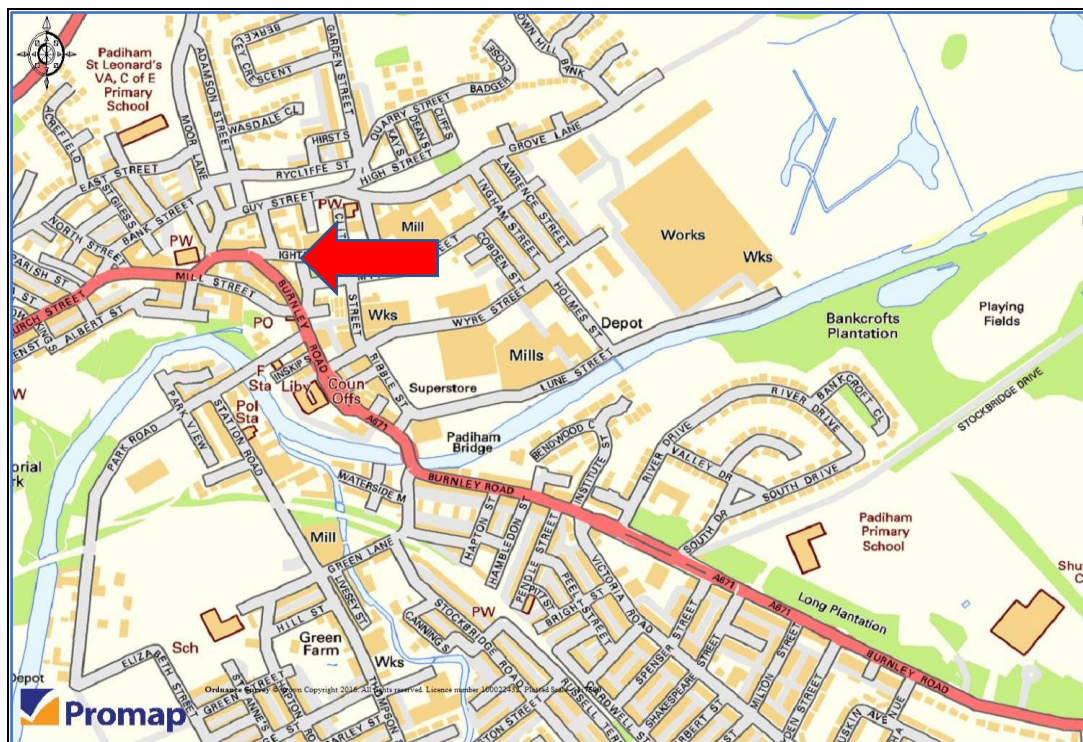
PRICE
£425,000

VAT
VAT will not be charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE
Relevant EPC's for the various areas are available upon request.

LEGAL COSTS
Each party to be responsible for their own costs.

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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