

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

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

**FOR SALE**



## **357 BRIERCLIFFE ROAD BURNLEY BB10 1TX**

- Prominent Office Property
- Redevelopment Potential
- On Site Parking
- Close To Burnley General Hospital
- Would Suit a Variety of Uses

## LOCATION

Situated on Briercliffe Road at the roundabout with Casterton Avenue and Eastern Avenue.

The property is situated in a mainly residential area of the town within close proximity to Burnley General Hospital.

## DESCRIPTION

Two-storey property beneath a pitched slate roof. To the rear and one side is a single-storey extension, partly beneath a pitched slate roof and partly beneath a flat felt roof.

The property benefits from mainly UPVC double glazing and internally is divided into various offices

## ACCOMMODATION

### Ground Floor

Front Office	13.38 sq. m.	144 sq. ft.
General Office	49.33 sq. m.	531 sq. ft.
Kitchen/Store	9.29 sq. m.	100 sq. ft.

### First Floor

Front Office	13.84 sq. m.	149 sq. ft.
Side office	3.90 sq. m.	42 sq. ft.
Rear Office	9.75 sq. m.	105 sq. ft.
W.C.	3.81 sq. m.	41 sq. ft.

## EXTERNALLY

To the front of the property is a tarmacadam parking area

## SERVICES

All mains services are available with the property heated by a gas fired hot water central heating system.

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.

## RATING

The property has a current rateable value of £5,600 we are verbally informed by the Local Authority.

## TENURE

Freehold.

## PRICE

**£180,000**

## VAT

VAT is not applicable

## ENERGY PERFORMANCE CERTIFICATE

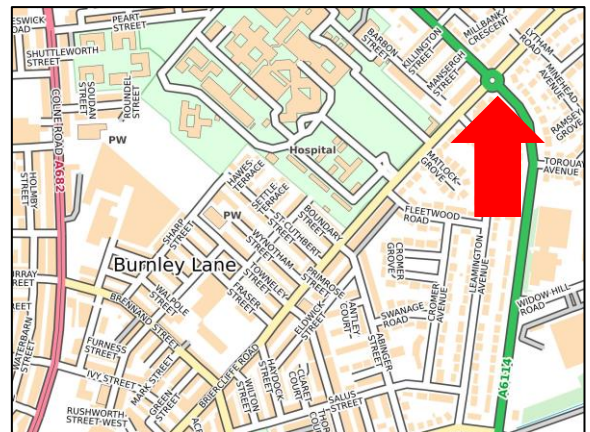
An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## 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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