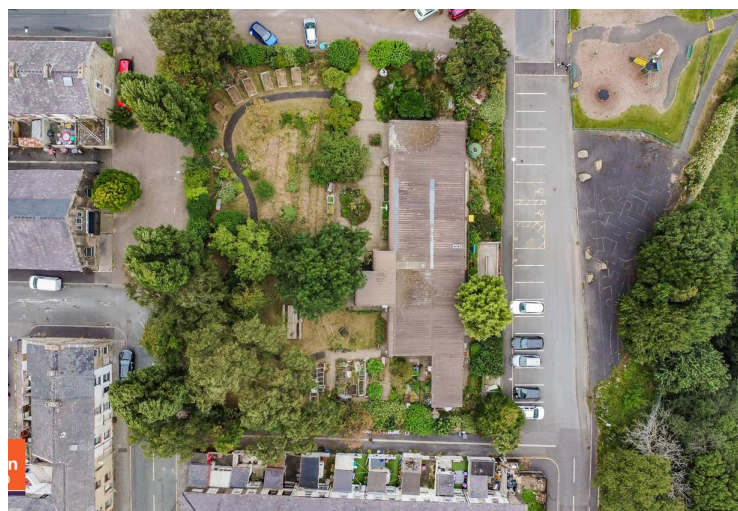




Howard Street Community Health Centre, Howard Street, Burnley

£220,000 Leasehold

Nestled in the vibrant heart of Burnley, this former community health centre on Howard Street presents a unique opportunity for those with a vision for development* subject to necessary planning consents. Spanning a generous plot, the property currently features a variety of offices and consultation rooms, alongside essential amenities such as a reception area, toilets, and a kitchen. The inclusion of parking facilities and gardens further enhances the appeal of this versatile space.

This property is ideally situated, offering convenient access to key commuter routes and public transport links, making it an attractive option for both business and residential development. With the right planning permissions, the potential for transformation is significant, allowing for a range of possibilities to suit various needs.

Whether you are looking to invest in a new venture or seeking a project with substantial potential, this property

Ground Floor

Vestibule

8' 5" x 6' 5" (2.57m x 1.96m)

Hardwood single glazed entrance door, central heating radiator and door to hall

Hall

Central heating radiator and doors to reception, office one, office six, inner hall, disabled WC, gents WC, plant room, storage cupboard and further hall.

Office One

16' 10" x 11' 10" (5.13m x 3.61m)

UPVC double glazed window, two central heating radiators, wood effect flooring and door to reception.

Reception

15' 4" x 9' 1" (4.67m x 2.77m)

Central heating radiator, air conditioning unit, wood effect flooring and door to inner hall.

Disabled WC

6' 6" x 4' 9" (1.98m x 1.45m)

UPVC double glazed frosted window, central heating radiator, low flush WC, all mounted wash basin with mixer tap and extractor fan.

Storage Room

6' 6" x 2' 10" (1.98m x 0.86m)

UPVC double window and ceramic sink with traditional taps.

Gents WC

6' 6" x 3' 9" (1.98m x 1.14m)

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin with traditional taps and extractor fan.

Inner Hall

16' 6" x 4' 0" (5.03m x 1.22m)

Doors to three offices and reception.

Office Two

15' 0" x 11' 5" (4.57m x 3.48m)

Two UPVC double glazed frosted windows, central heating radiator and vinyl flooring

Office Three

Two UPVC double glazed frosted windows, central heating radiator and wood effect flooring.

Office Four

14' 10" x 10' 4" (4.52m x 3.15m)

Two UPVC double glazed frosted windows, central heating radiator and wood effect flooring.

Office Six

7' 10" x 7' 5" (2.39m x 2.26m)

UPVC double glazed window and central heating radiator.

Further Hall

Doors to boiler room, WC, ladies WC and offices seven to eleven, kitchen, storage cupboard and door to rear.

WC

6' 7" x 4' 10" (2.01m x 1.47m)

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin with mixer tap and extractor fan.

Ladies WC

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin with mixer tap and extractor fan.

Office Seven

12' 1" x 7' 5" (3.68m x 2.26m)

UPVC double glazed window and central heating radiator.

Office Eight

13' 4" x 7' 6" (4.06m x 2.29m)

UPVC double glazed window and two central heating radiators.

Office Nine

19' 0" x 16' 6" (5.79m x 5.03m)

UPVC double glazed window and four central heating radiators.

Office Ten

8' 3" x 6' 6" (2.51m x 1.98m)

Central heating radiator.

Office Eleven

19' 7" x 16' 1" (5.97m x 4.90m)

UPVC double glazed window, central heating radiator and fire escape

Kitchen

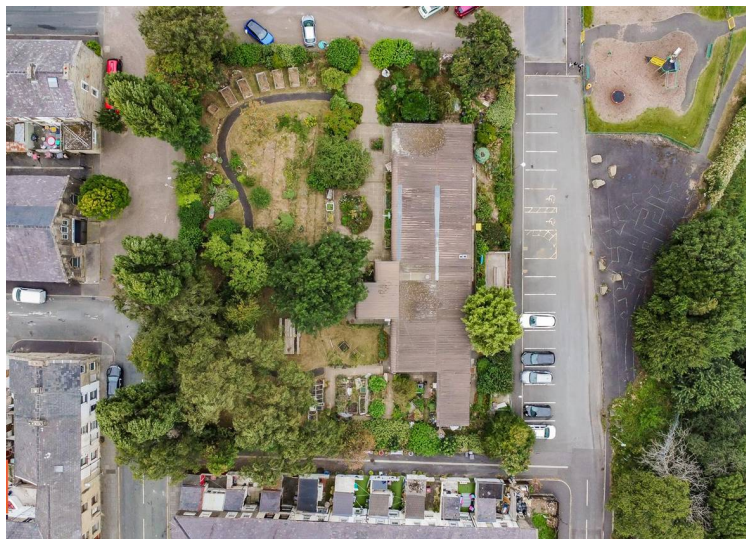
11' 6" x 8' 8" (3.51m x 2.64m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, freestanding oven, double stainless steel sink with draining board and mixer tap, hand wash basin with hot tap and space for fridge freezer.

Storage Cupboard

8' 7" x 5' 9" (2.62m x 1.75m)

External



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