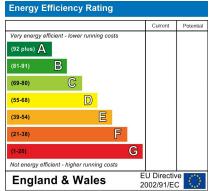
KEENANS Sales & Lettings





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Britannia Street, Great Harwood, BB6 7QX £259,950

A DELUXE OFFICE AND APARTMENT INVESTMENT OPPORTUNITY

This impressive building comprising of a fantastic office space on the ground floor and two spacious apartments on the first floor are being proudly welcomed to the market within a highly sought after area of Great Harwood. With a high quality finish and an abundance of indoor space, this property is the perfect opportunity for someone looking for a fantastic business/rental space! Situated conveniently close to bus routes, amenities, and network links to Blackburn, Clitheroe and Accrington.

The office space comprises of; a welcoming shop front leads on to five generously sized office spaces, kitchenette and WC. Both apartments comprise of two generously sized bedrooms, fantastic open plan kitchen/living spaces and modern four piece bathroom suites. Externally there is a plot of land to the rear with storage building.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Some photos have been virtually staged to help you envision your dream space!

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- Office Block With Flats
- Flat 2 EPC Rating C
- Flat 2 Council Tax Band C
- Easy Access To Major Commuter Routes
- - Tenure Freehold
 - On Street Parking

Commercial EPC Rating E

Ideal Rental Investment

Entrance Porch

Ground Floor

6'8 x 4'8 (2.03m x 1.42m)

Composite double glazed entrance door, pelmet lighting and doors to the front office.

18'4 x 4'8 (5.59m x 1.42m)

Store Room

10'6 x 5'8 (3.20m x 1.73m)

Hallway

38'3 x 15'8 (11.66m x 4.78m)

Two smoke alarms and oak doors to three offices, printer room, met room, kitchenette and WC.

Kitchenette

5'7 x 4'10 (1.70m x 1.47m)

Range of wood effect wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, space for fridge freezer, extractor fan and lino flooring.

5'7 x 5'2 (1.70m x 1.57m)

Meter Room

5'1 x 4'1 (1.55m x 1.24m)

Printer Room

11'6 x 6'10 (3.51m x 2.08m) Meter cupboard.

Office Room One

16'11 x 12'9 (5.16m x 3.89m)

Office Room Two

12'4 x 12' (3.76m x 3.66m)

Hardwood single glazed frosted window, electric heater and storage

Office Room Three

18'11 x 11'6 (5.77m x 3.51m)

Two UPVC double glazed windows, electric heater, fitted storage, open to office room four and door to office room five.

Office Room Four

11'9 x 11'6 (3.58m x 3.51m)

UPVC double glazed window, two hardwood single glazed frosted

Office Room Five

12'11 x 11'6 (3.94m x 3.51m)

Flat One Entrance

Hallway

7'7 x 4'3 (2.31m x 1.30m)

Composite double glazed entrance door, central heating radiator, meter cupboard and stairs to the first floor.

First Floor Flat One

Hallway

14'2 x 6'7 (4.32m x 2.01m)

UPVC double glazed window, central heating radiator, dado rail and doors to open plan living kitchen, two bedrooms and bathroom.

Open Plan Living Kitchen

21'6 x 16' (6.55m x 4.88m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge, utility cupboard, spotlights and tiled flooring.

Bedroom One

11'7 x 10'5 (3.53m x 3.18m)

UPVC double glazed window, central heating radiator, television point

Bedroom Two

11'3 x 7'10 (3.43m x 2.39m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'6 x 5'7 (2.29m x 1.70m)

Chrome heated towel rail, dual flush WC, tile panelled bath, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Flat Two Entrance

Hallway

15'4 x 5'6 (4.67m x 1.68m)

Composite double glazed entrance door, meter cupboard, understairs storage and stairs to the first floor.

First Floor Flat Two

Hallway

15'8 x 14' (4.78m x 4.27m)

UPVC double glazed window, central heating radiator, meter cupboard and oak doors to open plan living kitchen, two bedrooms, bathroom and storage cupboard.



Open Plan Living Kitchen

21'1 x 18'4 (6.43m x 5.59m)

Four UPVC double glazed windows, central heating radiator, television point, range of wall and base units with wood surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, spotlights and tiled flooring.

Bedroom One

13'9 x 10'6 (4.19m x 3.20m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

Bathroom

10'2 x 6'7 (3.10m x 2.01m)

UPVC double glazed window, chrome heated towel rail, tile panelled bath, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.















