



## Hammerton Street Burnley, Lancashire BB11 1LE Offers In The Region Of £499,950

An exceptional opportunity to acquire a substantial property in the heart of Burnley, Lancashire. Originally believed to have been constructed as a church, this landmark building combines striking architectural elements with vast interior space, offering around 11,000 square feet. More recently operating as the popular nightclub MODE, the building's distinctive character and open layout make it highly versatile, ideal for a range of uses (subject to necessary consents).

This unique property features impressive historic architecture that hints at its origins, bringing a distinctive charm rarely seen in modern developments. The generous space allows flexibility for creative renovations or adaptive reuse, while its prime location on Hammerton Street in Burnley provides excellent access and visibility. Whether envisioned as a venue, community space, residential conversion, or commercial development, 77 Hammerton Street holds vast potential for investors and developers alike. Viewing is highly recommended to appreciate the scope and character of this unique property.

- Approx 11,000 square foot
- Former MODE Nightclub
- Originally Constructed as a Church & Sunday School
- Town Centre Location



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-151 kWh/m <sup>2</sup> A		102-151 g/m <sup>2</sup> A	
151-177 kWh/m <sup>2</sup> B		151-177 g/m <sup>2</sup> B	
177-213 kWh/m <sup>2</sup> C		213-255 g/m <sup>2</sup> C	
213-255 kWh/m <sup>2</sup> D		255-300 g/m <sup>2</sup> D	
255-300 kWh/m <sup>2</sup> E		300-350 g/m <sup>2</sup> E	
300-350 kWh/m <sup>2</sup> F		350-400 g/m <sup>2</sup> F	
350-400 kWh/m <sup>2</sup> G		400-450 g/m <sup>2</sup> G	
400-450 kWh/m <sup>2</sup> G		450-500 g/m <sup>2</sup> G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	