

123 Burnley Road

Padiham, Burnley

Council Tax band: TBD

Tenure: Leasehold

- Mixed Use Commercial & Residential - 1934sq ft
- Cellar
- 2 Bedroom First Floor Flat with Separate Entrance
- Income Generating Opportunity
- EPC Ratings are "D"
- Chain Free
- 1934 Sq Ft
- Leasehold - 840 years remain - £5.40 annual ground rent



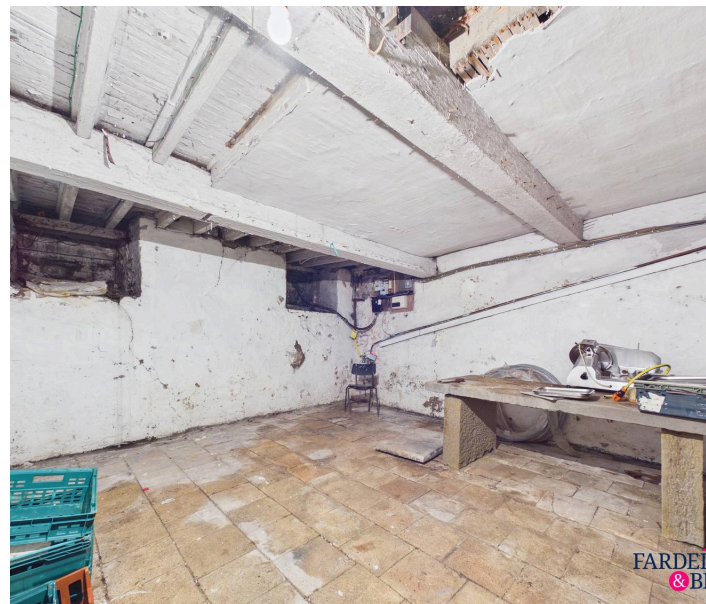
Property Description Ground Floor

The ground floor presents a versatile and well-proportioned commercial space, suitable for a wide range of business uses, subject to the necessary consents. The main retail area offers a bright, open-plan layout with a UPVC double glazed shop front, providing excellent natural light and strong visibility to passing footfall. To the rear, there is a useful preparation and storage area, complete with stainless steel sink facilities and hot water supply, offering flexibility for a variety of operational needs. The layout is practical and adaptable, making it easy to tailor the space to suit individual business requirements.

Additional features include a separate WC and access to a cellar, ideal for storage or stock holding. The property offers a great opportunity for those looking to establish or relocate a business in a space that can be shaped to fit a range of commercial ventures. Please note, there is currently no installed heating system within the premises in the ground floor.

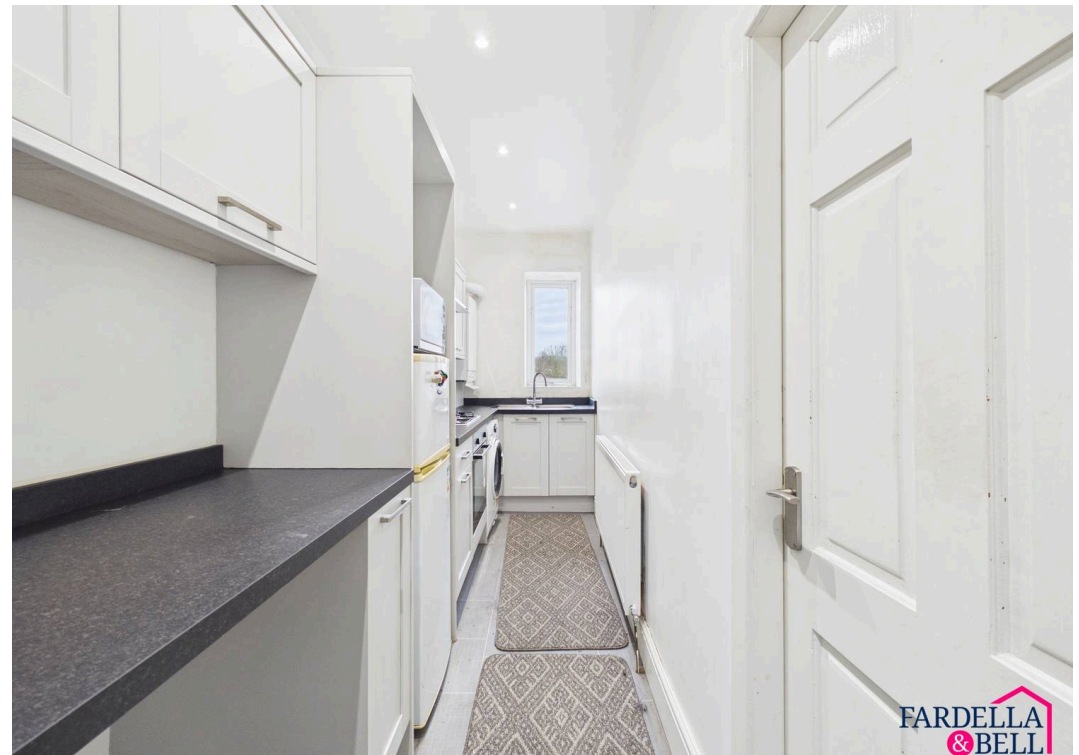
First Floor Flat

The first floor flat offers well-proportioned and versatile accommodation, accessed via its own private external entrance, providing a good degree of independence from the commercial space below. Currently rented at £490 pcm +bills. Internally, the property comprises a spacious living room with ample natural light and feature fireplace, creating a comfortable main reception area. The kitchen is fitted with a range of wall and base units, integrated cooking facilities and space for appliances, offering a practical layout for day-to-day use. There are two bedrooms, both of good proportions, providing flexible accommodation suitable for a range of buyers or tenants. The property further benefits from a separate WC and a two-piece bathroom suite, offering scope for reconfiguration or improvement if desired. Additional features include independent utility meters, making the property well-suited for rental or mixed-use investment.





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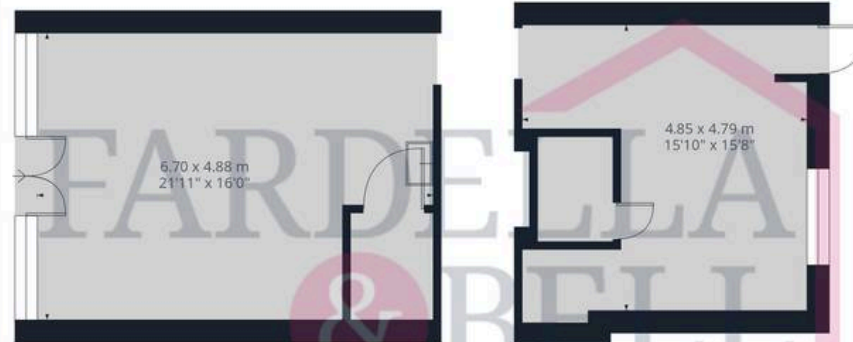
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Floor -1 Building 1



Floor 0 Building 1

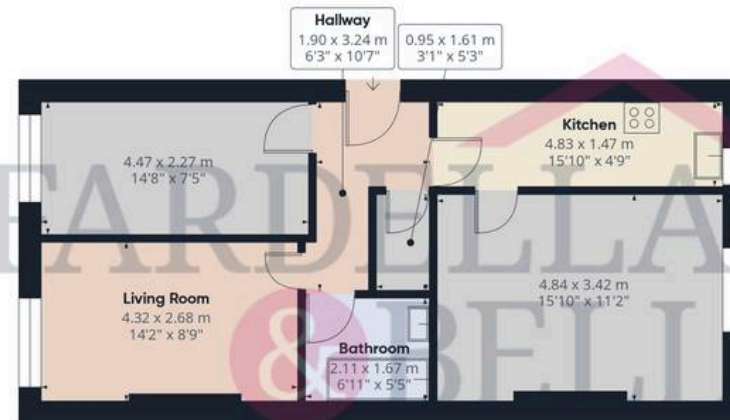
Approximate total area⁽¹⁾

179.6 m²

1934 ft²



Floor 0 Building 2

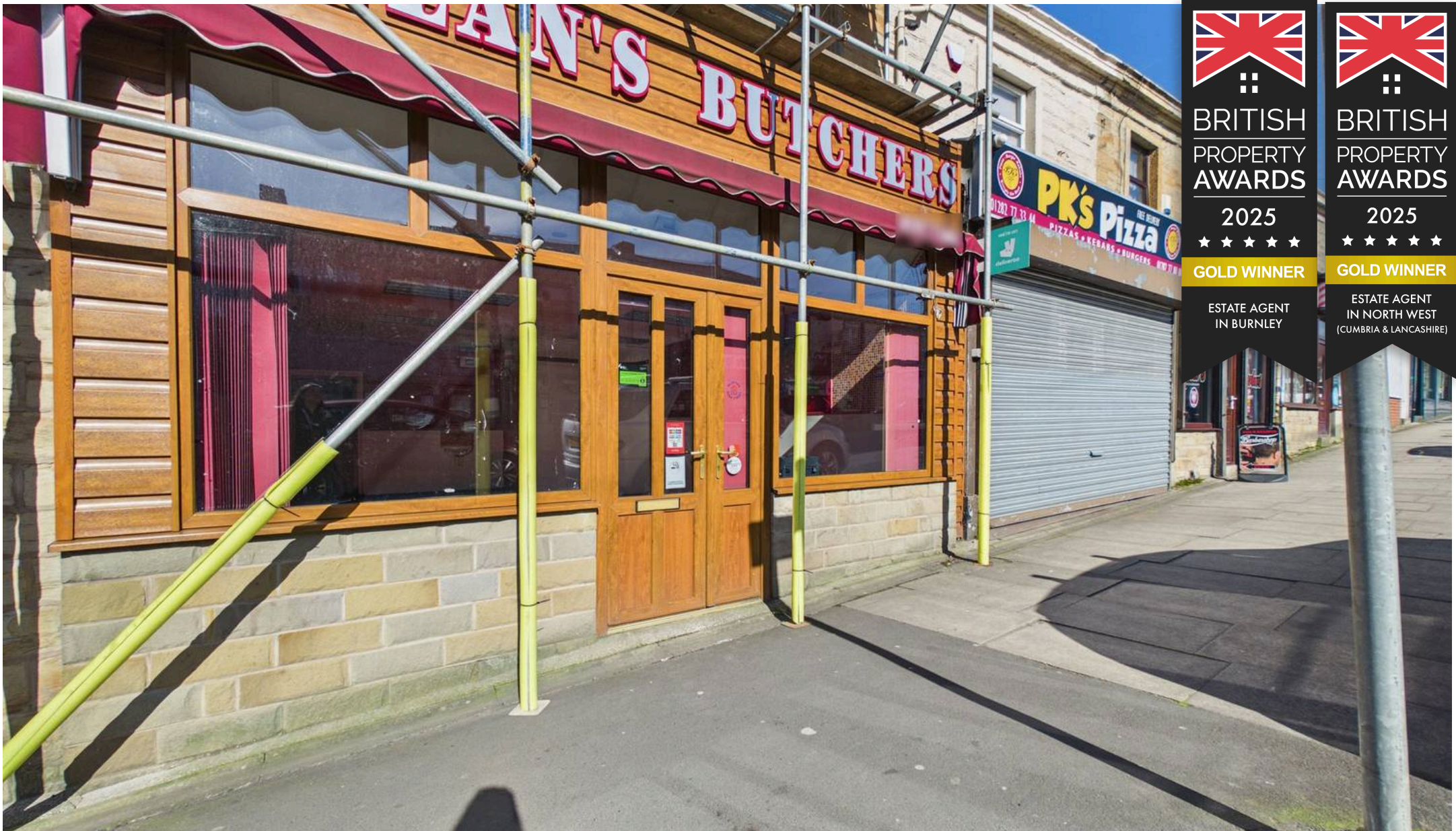


Floor 1 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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