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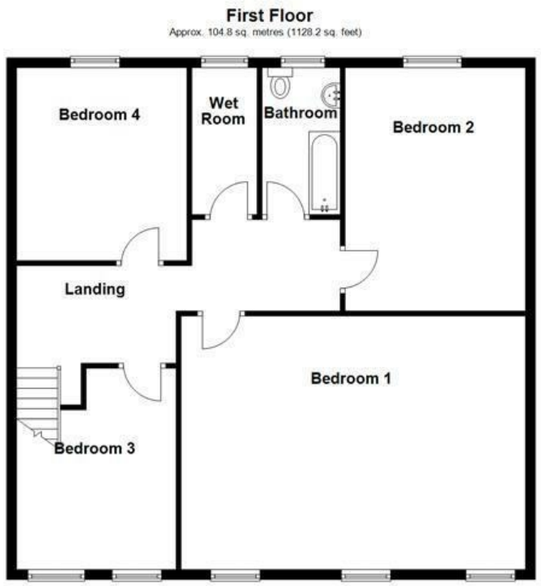

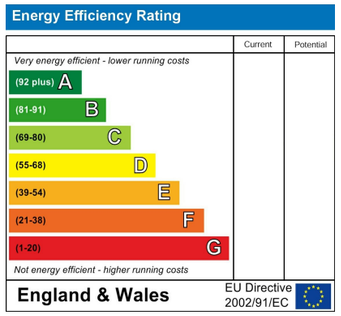

Church Street, Padiham, BB12 8JH

Offers Over £350,000

A GREAT INVESTMENT OPPORTUNITY WITH NO CHAIN DELAY

Located in the vibrant heart of Padiham, Burnley, this semi-commercial property on Church Street presents a unique opportunity for both residential and business ventures. The lower ground floor is dedicated to a well-equipped restaurant with a capacity of 45 seating, complete with a bar, fully fitted kitchen, and ample storage facilities, making it an ideal setting for culinary enthusiasts or entrepreneurs looking to establish a thriving business in a bustling area. The restaurant also features separate toilets and a WC, ensuring convenience for both staff and patrons. The property also includes a decent sized basement.

Above the commercial space, you will find a spacious four-bedroom flat, perfect for family living or as a rental investment. Each of the four bedrooms is generously sized, providing comfortable accommodation for residents. The flat boasts a modern wet room and a family bathroom, catering to the needs of a busy household.

This property not only offers a fantastic business opportunity but also the potential for a comfortable home in a lively community. With its prime location, you will enjoy easy access to local amenities, transport links, and the charming atmosphere of Padiham. Whether you are looking to invest in a commercial venture or seeking a family residence with additional income potential, this property is a remarkable find. Don't miss the chance to explore the possibilities that await in this versatile property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Church Street, Padiham, BB12 8JH

Offers Over £350,000

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- NO ONWARD CHAIN
- Bar and Spacious Kitchen
- Commercial Property in Padiham
- Viewing Highly Recommended
- Restaurant On Ground Floor
- Ample storage Space Available
- Council Tax Band TBC
- Downstairs Toilets and WC
- Four Bedroom Flat On First Floor
- EPC Rating TBC

Ground Floor

Entrance Vestibule

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed front entrance door, UPVC double glazed window, panelled elevations, spotlights, tiled flooring and UPVC double glazed door to the shop front.

Vestibule Two

6'10 x 3'11 (2.08m x 1.19m)

UPVC double glazed window, smoke alarm, stairs to the first floor and door to the shop front.

Shop Front

33'10 x 27'6 (10.31m x 8.38m)

UPVC double glazed windows, four central heating radiators, spotlights, panelled elevations, bar, part wood effect flooring and doors to toilets, kitchen and store room.

Female WC

12'7 x 6'9 (3.84m x 2.06m)

Vanity top wash basins, two toilet cubicles, PVC panelled elevations, spotlights, smoke alarm and lino flooring.

Male WC

9'5 x 4'11 (2.87m x 1.50m)

Central heating radiator, vanity top wash basins, toilet cubicle, urinals, PVC panelled elevations, spotlights, smoke alarm and lino flooring.

Kitchen

21'10 x 21'7 (6.65m x 6.58m)

UPVC double glazed frosted windows, stainless steel double bowl sink with drainer and mixer taps, stainless steel wash basin, walk in fridge and freezer, under counter fridge and freezer, fryers, six ring gas hob, oven, stainless steel elevations, smoke alarm, tiled flooring, door to store room and double doors to the rear.

Store Room

13'5 x 2'10 (4.09m x 0.86m)

Baxi boiler, part tiled elevations, lino flooring and door to WC.

WC

5' x 2'9 (1.52m x 0.84m)

Dual flush WC, stainless steel wash basin, part tiled elevations, smoke alarm, extractor fan and lino flooring.

First Floor

Landing

25'11 x 9' (7.90m x 2.74m)

Two loft hatches and doors to four bedrooms and bathroom.

Bedroom One

22'11 x 16'10 (6.99m x 5.13m)

Three UPVC double glazed frosted windows, two central heating radiators and television point.

Bedroom Two

16'2 x 12' (4.93m x 3.66m)

UPVC double glazed window, central heating radiator, Baxi boiler and plumbing for washing machine.

Bedroom Three

14'3 x 13'9 (4.34m x 4.19m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Four

14'1 x 11'2 (4.29m x 3.40m)

UPVC double glazed window and central heating radiator.

Bathroom

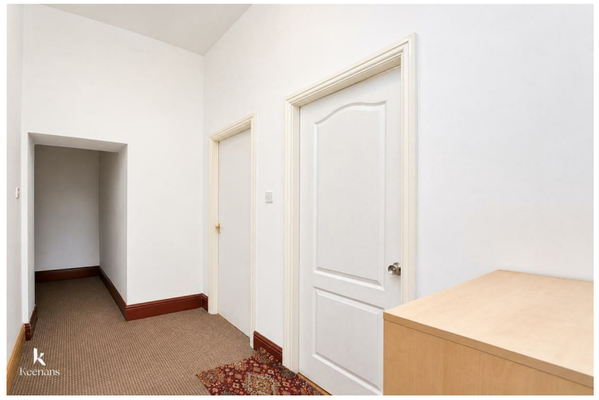
9'9 x 5'5 (2.97m x 1.65m)

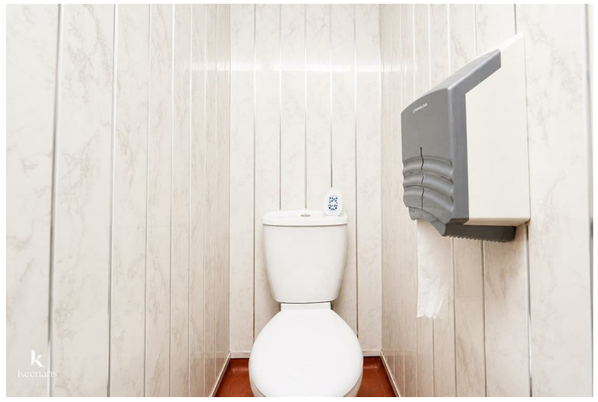
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, PVC panelled ceiling and wood effect flooring.

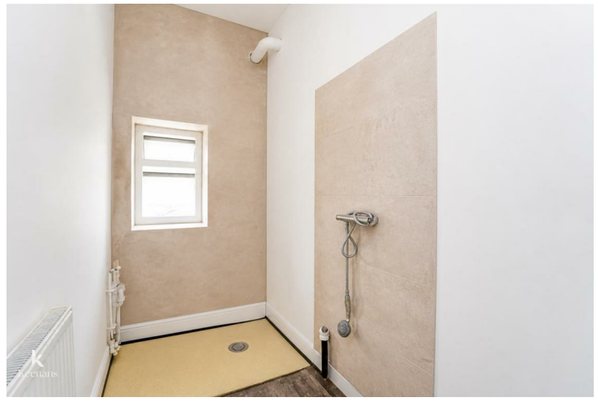
Wet Room

9'8 x 4'4 (2.95m x 1.32m)

UPVC double glazed frosted window, central heating radiator and lino flooring.







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