

## FOR SALE

### Vacant shop and upper parts

34 Burnley Road, Padiham, Burnley, BB12 8BW



#### LOCATION

The property is located on Burnley Road in Padiham, a town 3 miles west of Burnley and 9 miles north-east of Blackburn, within the county of Lancashire.

Padiham has easy access to the M65 Motorway, which is located to the south via the A6068 providing routes east towards Burnley and west towards Blackburn. There are rail services available from Hapton Station approximately 1.6 miles to the south.

#### SITUATION

The property is situated on the west side of Burnley Road, between the junctions of Station Road and Inskip Street. There are national retailers and a number of individual local occupiers within close proximity of the property including; Tesco, Lloyds Pharmacy and The Original Factory Shop.

#### DESCRIPTION:

The subject property comprises a two storey detached brick and stone built building with a part pitched, part flat roof arranged over basement, ground and first floors.

Internally the property is designed to a traditional bank specification, including a main banking hall, staff counter, meeting rooms, storage rooms, staff room, kitchen, staff toilets and vault.

#### ACCOMMODATION

The unit extend to the following approximate NIA floor areas:

Ground Floor:	283.78 sq m / 3,055 sq ft
First Floor:	204.82 sq m / 2,205 sq ft
Basement:	66.03 sq m / 711 sq ft
<b>TOTAL:</b>	<b>554.63 sq m / 5,970 sq ft</b>



#### PLANNING:

A2/A1

The building has potential for a number of different uses to suit occupier requirements, subject to the necessary planning consents.

#### RATES:

Rateable Value	£17,500
UBR	49.3p
Rates Payable (Per Annum)	£8,628

Interested parties should verify these figures with the Local Authority.

#### ENERGY PERFORMANCE CERTIFICATE

Available upon request

#### TENURE

Freehold

#### VAT

Not elected for VAT

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.

#### PROPOSAL

We are instructed to seek unconditional offers in excess of **£180,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

#### VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

##### Adam Hanline

+44 (0)20 7851 2157

Adam.hanline@glhearn.com

##### Dominic Moore

+44 (0)20 7851 4917

Dominic.moore@glhearn.com

#### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

June 2018