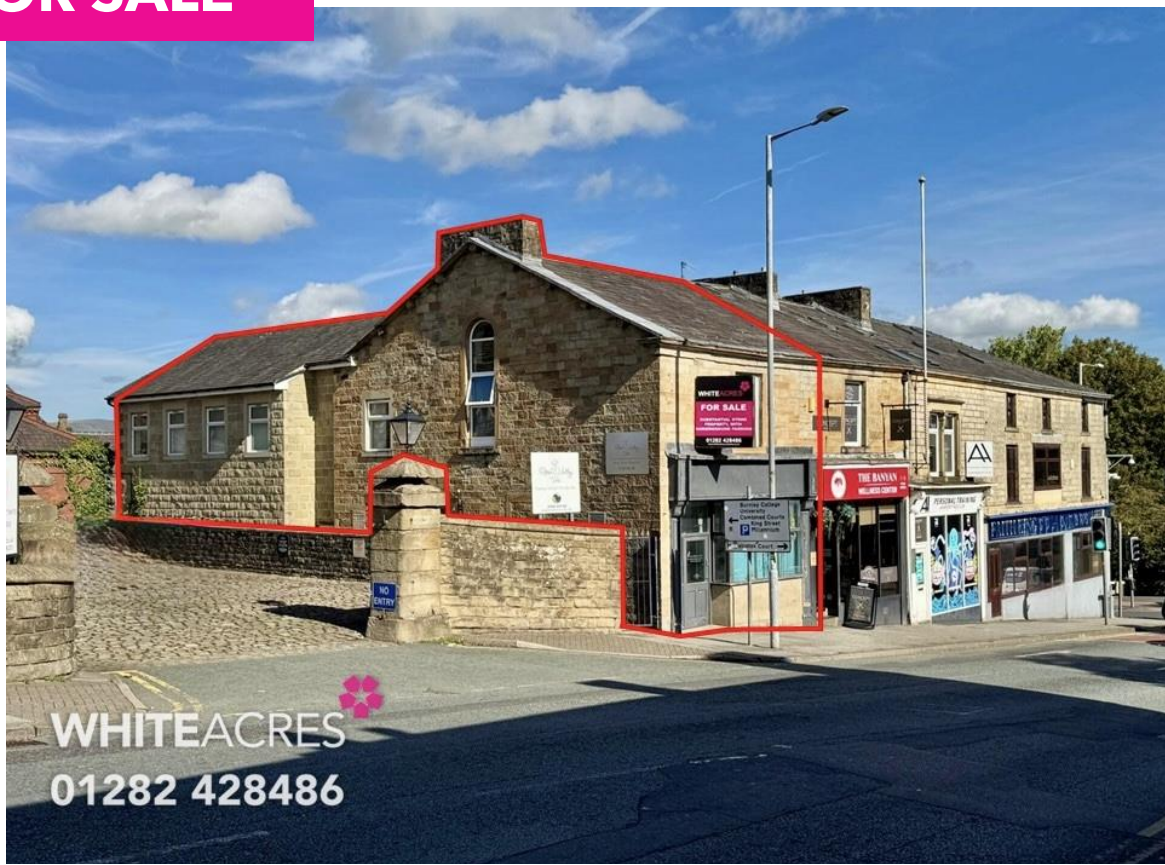


**FOR SALE**



*Substantial three storey town centre office property*

## **83 Manchester Road, Burnley, BB11 1JY**

- ❁ Highly prominent office building on the edge of Burnley town centre
- ❁ Substantial stone built extension at the rear of the site
- ❁ Well equipped office accommodation on the ground and first floors
- ❁ Situated next to The Inn On The Wharf
- ❁ Substantial building extending to approximately 3,800 sq ft
- ❁ Stone built property previously occupied by a construction company
- ❁ Drive in workshop on the lower ground floor
- ❁ Positioned close to Burnley Town Hall in a highly prominent and visible location
- ❁ Ideal for offices, retailers, or conversion into apartments (subject to planning)

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is positioned on Manchester Road next to The Inn On The Wharf and close to Burnley Town Hall.

The building is in a prominent location close to the junction between Manchester Road and Finsley Gate.

Other businesses in the vicinity include HSL, E&M Property Solutions, and Finsley Gate Car Sales.

The property is within walking distance of Burnley town centre and within one mile of connections to the M65 motorway.

## Description

A substantial stone built town centre office/retail premises.

The property occupies a prominent location fronting Manchester Road, and has a substantial extension at the rear of the site.

The property offers mainly office accommodation over two floors together with a "drive in" workshop on the lower ground floor.

The building was originally occupied by a construction company but in recent years has been used as an animal hospital.

The property has gas central heating, mainly sealed unit double glazing, and is ideal for conversion into apartments or flats (subject to obtaining the necessary planning consent).

To the side of the property is a gated walk way being ideal for the storage of refuse.

## Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
GIA	3,914	363

## Purchase Price

Offers in the region of £225,000.

## Tenure

Understood to be freehold.

## Vat

Whiteacres have been informed that the purchase price is not subject to VAT however, this information must be checked and verified prior to making a legal commitment.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £8,900 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

## Services

The property has the benefit of mains electricity, water and gas.

## Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

## Legal Costs

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

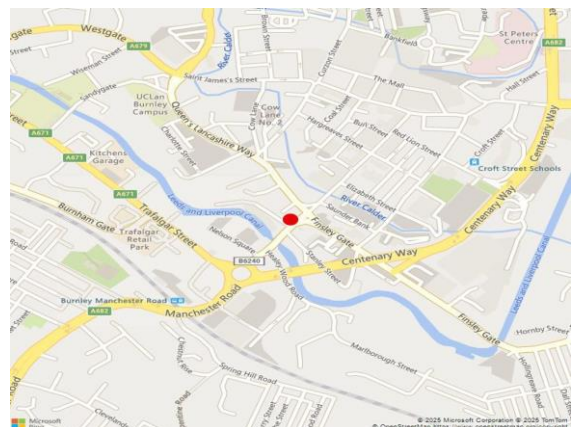
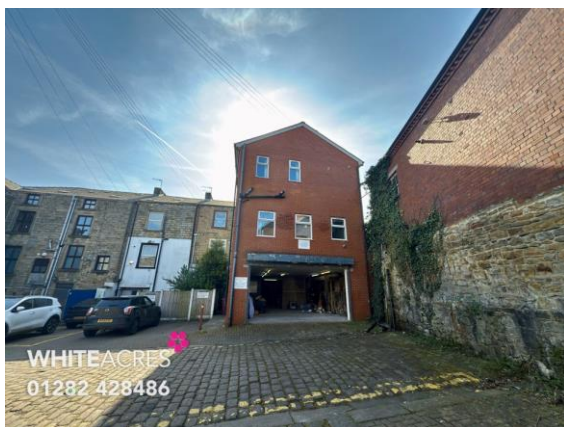
## Viewings

Please contact the agents:

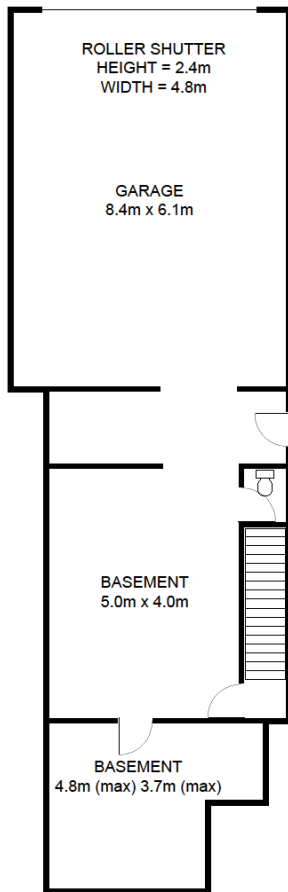
Kelly McDermott  
01282 428486  
kelly@whiteacres-property.co.uk

Isaac Warriner  
01282 428486  
isaac@whiteacres-property.co.uk

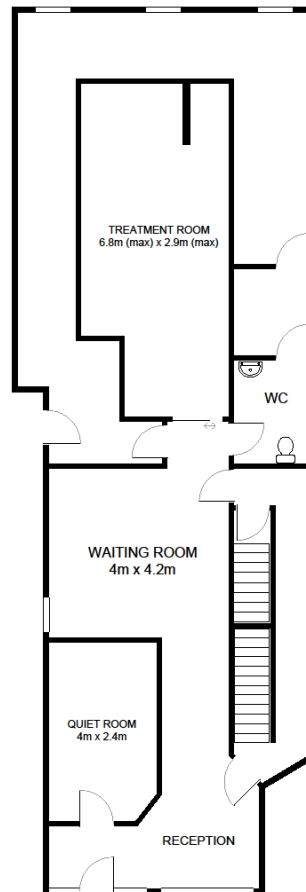
Whiteacres Property  
Church House,  
10 Church Street,  
Padiham,  
BB12 8HG



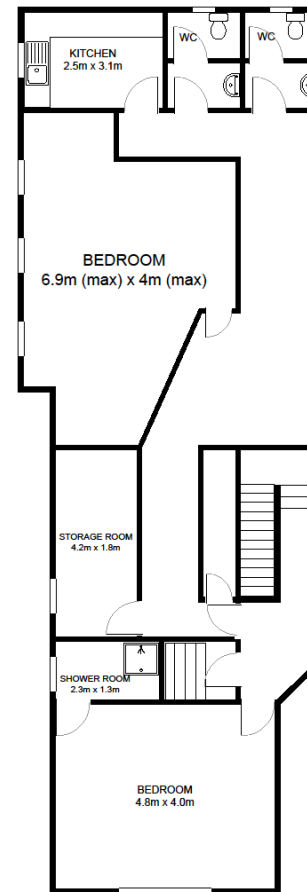
FOUR STOREY RETAIL UNIT  
(approx 363.6 sq meters, 3914.3 sq ft)



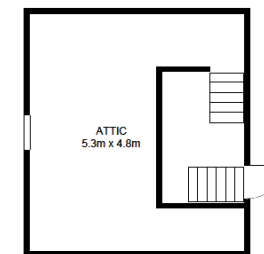
BASEMENT



GROUND FLOOR



FIRST FLOOR



ATTIC

FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE