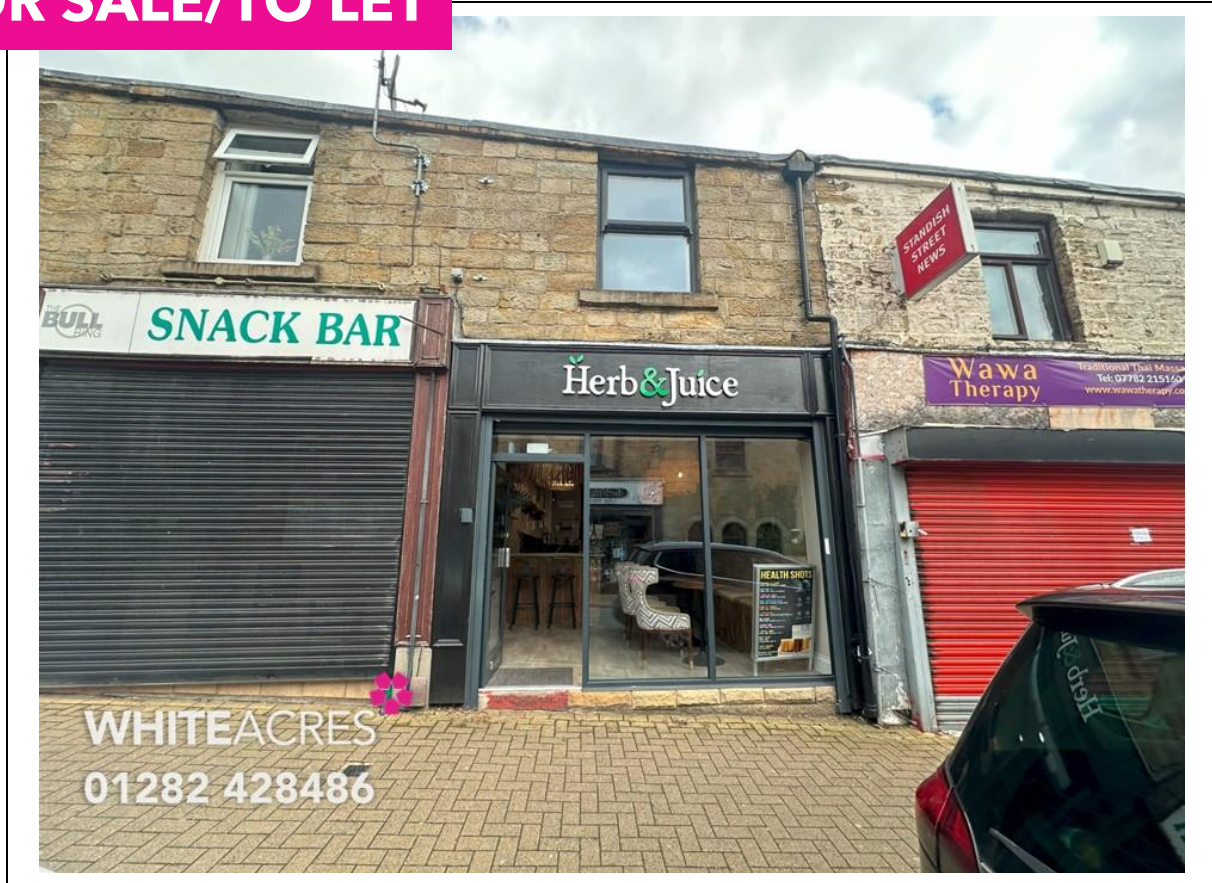


FOR SALE/TO LET



Retail investment in town centre location

9 Standish Street, Burnley, BB11 1AP

- ❁ Stone built retail property in popular trading position
- ❁ Ideal investment property being suitable for a SIPP or SSAS
- ❁ Located close to the Pioneer Place being the new cinema and restaurant development
- ❁ Refurbished property including modern shop front and electric shutters
- ❁ Restricted on street car parking available on both sides of Standish Street
- ❁ Positioned close to Primark, Next and Marks & Spencer's

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is positioned towards the bottom of Standish Street close to the Charter Walk Shopping Centre, Primark, Next and a brand new retail development.

Standish Street is a busy retail parade with a strong student footfall being positioned close to the university and Sainsbury's supermarket.

Description

A two storey stone built premises in a highly prominent position close to Primark, Charter Walk Shopping Centre, Next and a brand new multi million pound retail development.

The property has been refurbished in recent years including a new shop front and electric shutters. Internally the property offers two storey open plan retail accommodation having suspended ceilings with LED lighting, vinyl wood effect flooring and modern bathroom facilities.

Standish Street has restricted on street car parking available on both sides of the road.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor, including W/C	3.7m x 10.3m	300.3	27.9
Second Floor	3.7m x 10.3m	300.3	27.9
GIA		600.6	55.8

Tenure

Whiteacres understand the property to be freehold.

Purchase Price

Offers in the region of £115,000.

Rent

£9000 per annum.

Vat

We understand the purchase price is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £5,400 per annum.

The prospective occupier 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 water and electricity.

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.

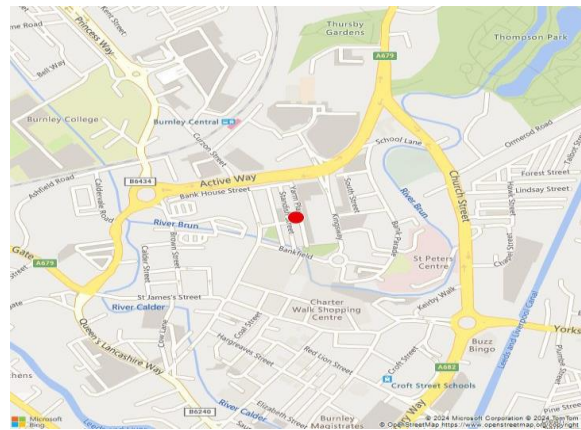
Viewings

Please contact the agents:

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

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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

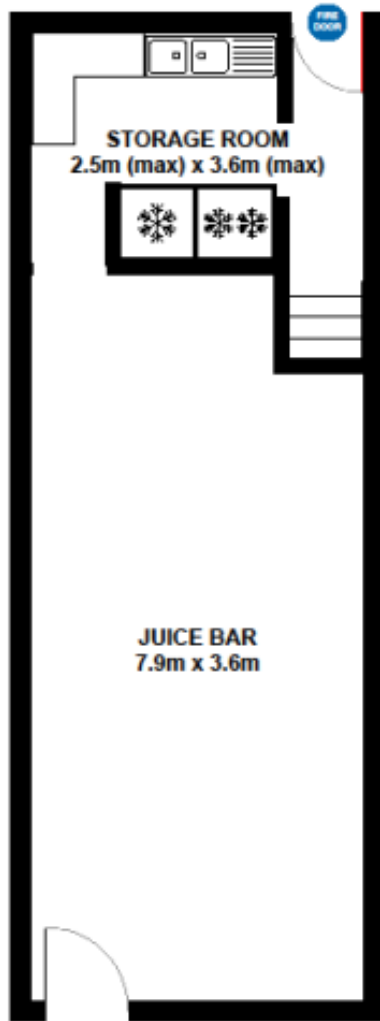


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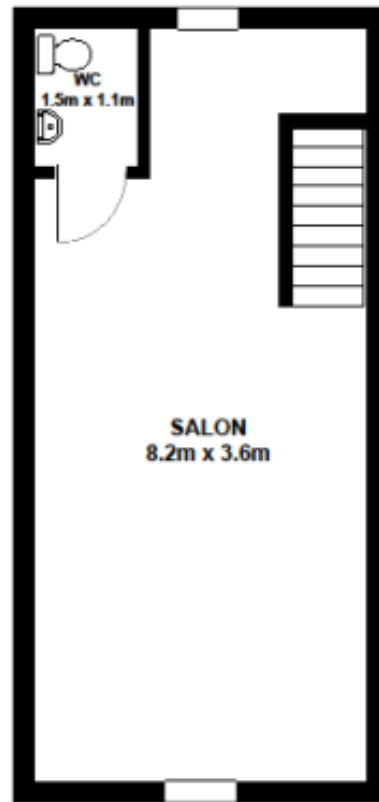
WHITEACRES

These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

TWO STOREY RETAIL SPACE (approx 68.5 sq meters, 737.3 sq ft)



Ground Floor



First Floor

FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE