

PRICE REDUCED



PROMINENTLY LOCATED RECENTLY REFURBISHED OFFICE PREMISES

TO LET/FOR SALE

KING EDWARD HOUSE
FINSLEY GATE
BURNLEY
BB11 2FS

From 522.35 sq.m (5,617 sq. ft)

Property Information

- Recently refurbished character landmark building with extensive parking.
- Prominently located edge of town centre offices.
- Previously used as Solicitors head office.
- Part let to P M & M Chartered Accountants generating a rent of £21,750 per annum.

LOCATION

Situated at the edge of Burnley town centre and prominently positioned fronting Finsley Gate, close to its junction with Manchester Road and approximately 1½ miles from Junction 8/9 of the M65.

The building is at the edge of the Weavers Triangle which has recently undergone extensive inward regeneration creating a new college, commercial buildings and public areas.

DESCRIPTION

Character landmark detached office premises of traditional stone construction. The building fronting Westgate is beneath a pitched slate roof with the rear extension under a flat felt roof.

The accommodation is on two main floors plus an attic to the frontal area and a useful basement area.

To the rear of the building is a single storey extension currently occupied by PM & M Chartered Accountants producing an annual rent of £21,750.

Externally there is a car park which we are informed will accommodate 26 cars accessed from the left hand side of the property.

ACCOMMODATION

| | | |
|----------------|----------------|--------------|
| Ground floor | (212.02 sq.m) | 2,284 sq. ft |
| First floor | (197.05 sq.m) | 2,126 sq. ft |
| Second floor | (66.08 sq.m) | 719 sq. ft |
| Rear extension | NOW LET | |
| Basement | (45.04 sq.m) | 489 sq.ft |

Net internal area 522.35 sq.m (5,617 sq.ft)

SERVICES

All mains services are available with the property being heated via a gas fired hot water central heating system.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

The property will have to be reassessed.

RENT

The property is available as a whole or on a per floor basis at £9.50 per Sq.ft

PRICE

£499,000 (Four hundred and ninety nine thousand pounds)

LEASE TERMS

The single storey extension to the rear of the property together with 10 car parking spaces is let to PM & M Chartered Accountants at an annual rent of £21,750. The lease commenced on the 1 October 2015 with a tenant break and a rent review on the fifth anniversary of the agreement.

EPC

An Energy Performance Certificate is available on request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

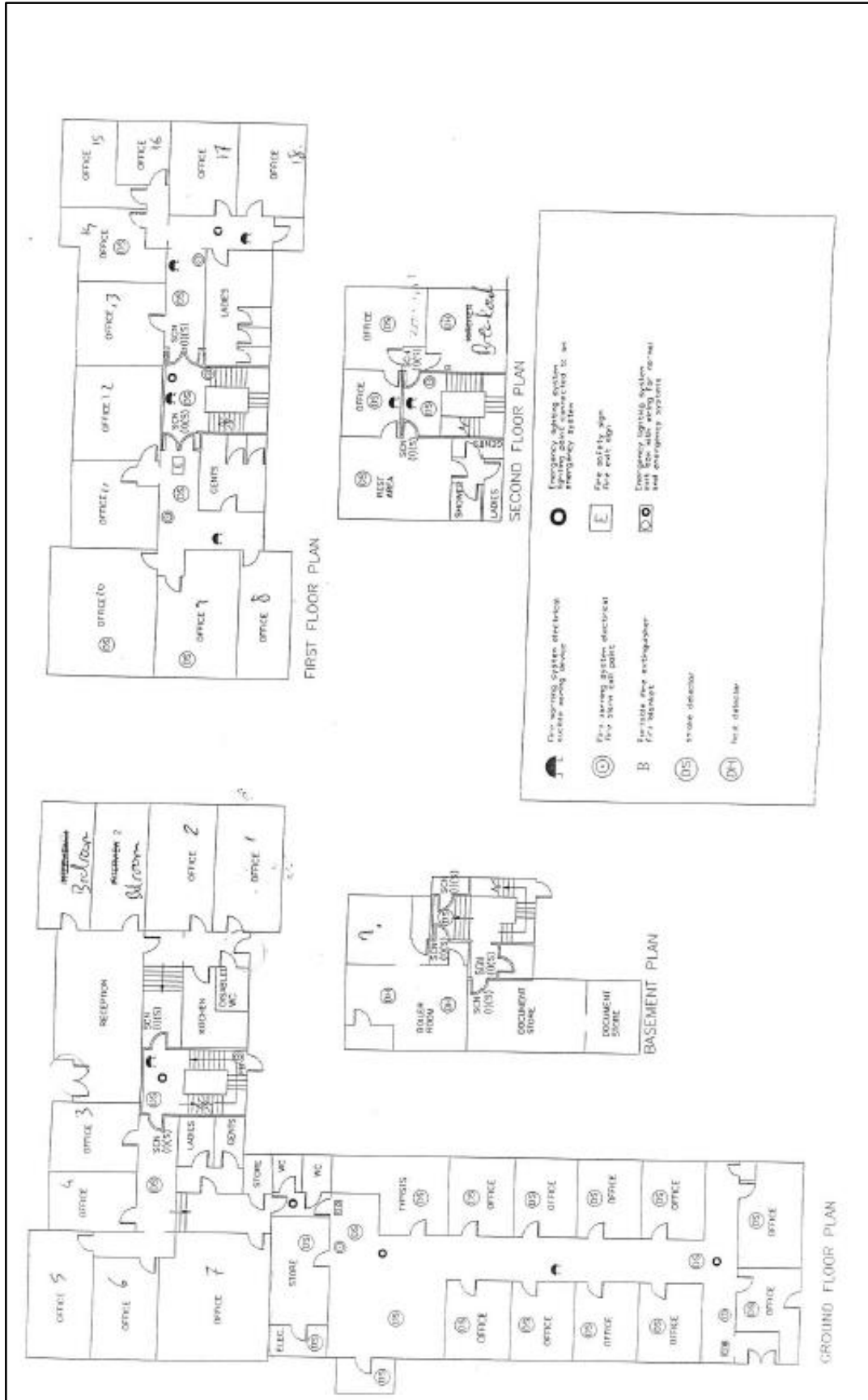
VIEWING

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677



FLOOR PLAN



Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 1114