



EXTENSIVELY REFURBISHED OFFICE PREMISES SUITABLE FOR VARIOUS USES

FOR SALE

Innovation House
31 Oxford Road
Burnley
Lancashire
BB11 3BB

Size: 236.53 sq.m 2545.98 sq.ft

- Extensively refurbished premises.
- Quality office space arranged over two floors.
- Trade counter accommodation to the ground floor.
- Suitable for a variety of uses subject to the appropriate planning consent.

LOCATION

The property is situated on Oxford Road within half a mile of Burnley Town centre and its amenities. Junctions 10 and 11 of the M65 motorway are within a short driving distance.

DESCRIPTION

A detached two storey premises of traditional stone construction beneath a pitched slate roof. The property has its accommodation arranged over two floors, comprising to the ground floor a reception area, trade counter, open plan office, store room, kitchenette and WC facilities. The first floor comprises a series of open plan offices, a board room and further WC facilities.

Formerly a public house, the property has undergone a full renovation in recent years and now has the benefit of a new central heating system, UPVC windows and suspended ceilings throughout.

ACCOMMODATION

Ground Floor

Reception
Trade counter
Office
Storeroom
Kitchenette
Staff and customer WC's

127.19 sq.m 1369.06 sq.ft

First Floor

Board room
Various offices
WC

109.34 sq.m 1176.92 sq.ft

Basement

Gross internal floor area

236.53 sq.m 2545.98 sq.ft

SERVICES

The property has the benefit of all mains services including gas fired central heating.

SERVICES RESPONSIBILITY

It is the prospective purchaser's 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 prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority. Further enquiries should be directed to Burnley Borough Councils Planning department on 01282 425011

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has the following Rateable Values (2018/19):

Ground floor £5200 per annum
First floor offices £1575 per annum
First floor cinema room £1050 per annum
Basement £940 per annum

PRICE

£150,000 (One hundred and fifty thousand pounds)

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

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

VIEWING

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