



FOR SALE BY AUCTION
FULLY EQUIPPED BAKERY WITH THREE BED FIRST FLOOR FLAT

FOR SALE BY AUCTION

Brierfield Bakery
27 Burnley Road
Brierfield
Lancashire
BB9 5JL

Gross internal floor area 1,333.26 sq.ft
(123.86 sq.m)

Property Information

- End of terrace property with main road position
- Fully equipped kitchen and preparation area
- Roller shutter access to the shop with separate access to the kitchen and flat
- Potential for residential conversion

OVERVIEW

For sale by the modern method of auction; Starting bid price £80,000 plus reservation fee. The property is for sale by the property auction powered by IAM-Sold.

LOCATION

The property is prominently situated on Burnley Road (A682) on the edge of Brierfield town centre and is within five minutes drive of Junction 12 of the M65. On street parking is available in the immediate vicinity.

DESCRIPTION

This end of terrace property is of stone construction under a pitched slate roof and has previously been established as a bakery.

For many years the ground floor comprises a sales area to the front of the property together with a bakery facility, preparation area and store. The first floor is accessed from the preparation area and offers spacious living accommodation together with fully fitted kitchen, bathroom and three bedrooms.

Various equipment is included in the sale.

ACCOMMODATION

Ground Floor

Sales	180.86 sq.ft	(16.80 sq.m)
Kitchen	256.3 sq.ft	(23.81 sq.m)
Preparation area	100.12 sq.ft	(9.30 sq.m)
Store	189.52 sq.ft	(17.61 sq.m)

First Floor

Living Room	186.81 sq.ft	(17.36 sq.m)
Kitchen	65.62 sq.ft	(6.1 sq.m)
Bedroom 1	217.06 sq.ft	(20.17 sq.m)
Bedroom 2	73.44 sq.ft	(6.82 sq.m)
Bedroom 3	63.53 sq.ft	(5.90 sq.m)
Bathroom		

Gross internal floor area **1,333.26 sq.ft (123.86 sq.m)**

PLANNING

The tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Pendle Borough Council's Planning Department on 01282 661661.

SERVICES

The property has the benefit of all mains services

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.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the ground floor of the property has a Rateable Value of £1,925 (2018/19). The first floor flat is in Council Tax Band A.

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.

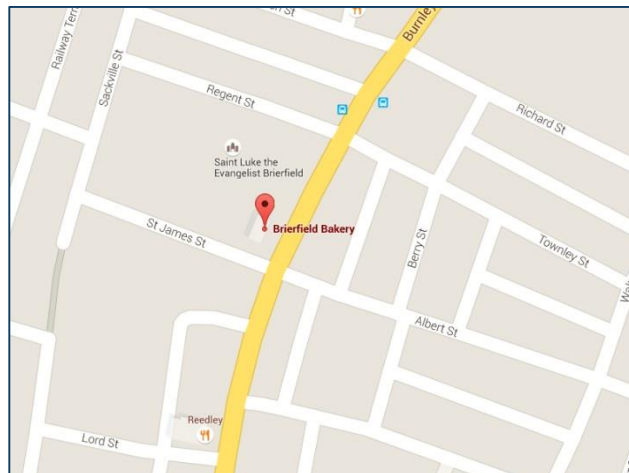
VIEWING

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

Tel. 01282 456677

Email: commercial@petty.co.uk

Website: www.pettycommercial.co.uk



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID – contact Katy Wilson on 0161 3007100
or visit www.iam-sold.co.uk