



FOR SALE

TAKEAWAY PREMISES IN POPULAR LOCATION 3 Brennand Street, Burnley, Lancashire BB10 1SU Size: 72.31 sq.m (778.35 sq. ft)

LOCATION

The property is situated just off Briercliffe Road (A682) a short distance drive from Burnley town centre and its amenities.

DESCRIPTION

A mid parade property of traditional stone construction beneath a pitched slate roof. The accommodation is arranged over two floors and comprises to the ground floor, kitchen/preparation area and serving area. First floor comprises two store rooms and a shower room with WC facilities.

Formerly occupied for a number of years as a takeaway, the property is ideally suited for A5 hot food takeaway use.

ACCOMMODATION

Ground Floor

Serving area, kitchen
And store cupboard 36.18 sq.m (389.46 sq.ft)

First Floor

Two store rooms,
Shower room/WC 36.13 sq.m (388.89 sq.ft)
GIA 72.31 sq.m (778.35 sq.ft)

SERVICES

The property has the benefit of all mains services

SERVICES RESPONSIBILITY

It is the prospective Purchasers' responsibility to verify that all

appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

PRICE

£65,000 (Sixty five thousand pounds)

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £2,025 per annum (2018/19). It is likely that the occupier will benefit from Small Business Rate Relief and should contact Burnley Borough Council on 01282 425011 to confirm.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VAT

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

VIEWING

STRICTLY BY APPOINTMENT

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