

REDUCED



SUBSTANTIAL LICENSED RESTAURANT PREMISES

FOR SALE

61 Marsden Road
Burnley
Lancashire
BB10 2BZ

Size: 188.03 Sq.m (5,253.15 sq.ft)

- **Attractive stone built restaurant premises**
- **Prominent roadside location**
- **Further dining area/function room to the first floor**
- **Private car park to the rear**

LOCATION

The property is situated on the outskirts of Burnley town centre in a prominent location at the junction of Marsden Road and Briercliffe Road (A682). Briercliffe Road is the main thoroughfare leading into the centre of town and it also connects users to Nelson, Brierfield and Harle Syke. The surrounding area is predominantly residential with Burnley General Hospital also being within the immediate vicinity.

DESCRIPTION

A detached premises of traditional stone construction beneath a pitched slate roof. The property has been occupied for a number of years as a restaurant and comprises on the ground floor, an attractive dining area and bar featuring natural stone walling, together with an open plan kitchen, rear storage and WC facilities.

The first floor offers an additional dining area/function room with an inbuilt bar and WC facilities. In addition, the first floor is currently configured into partial living accommodation, comprising two bedrooms, a bathroom and kitchen.

Externally there is an outbuilding to the rear offering further storage accommodation.

ACCOMMODATION

Ground Floor

Dining area,

Bar,

Kitchen

Ladies, Gents and disabled WC's

Store

Utility 264.39 sq.m (2,845.82 sq.ft)

First floor

Function room

Kitchen

Ladies and Gents WC's

Living

Accommodation 223.65sq.m (2,407.33 sq.ft)

GIA 188.03 sq.m (5,253.15 sq.ft)

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.

PLANNING

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

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £15,500 per annum (2018/19).

PRICE

160,000 (one hundred and sixty 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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