

## EXPRESS HOUSE, BULL STREET, BURNLEY, BB11 1DW



**16,361 Sq Ft (1,519.94 Sq M)**

- **HIGH YIELDING INVESTMENT**
- **PROMINENT MIXED USE SCHEME**
- **RECENTLY REFURBISHED TO A HIGH STANDARD**
- **TOWN CENTRE LOCATION**



## LOCATION

Express House is located in the heart of Burnley Town Centre, with nearby operators from the professional district, including Solicitors and Estate Agents as well as HSBC and Lloyds Bank.

Burnley has a population of 80,000, it is 21 Miles North of Manchester and 20 Miles East of Preston, it is well served by Junctions 9,10 and 11 of the M65 Motorway which runs to the M6 in the East and West Yorkshire to the East.

The town has the benefit of 4 Railway Stations and now has a direct train service to Central Manchester City Centre.

## DESCRIPTION

The property was once home to the Towns Newspaper and now has been carefully restored and refurbished, both externally and internally.

The property itself comprises of a two storey building. The ground floor provides four retail units plus a communal entrance to the apartments and office.

The first, second and third floor have all been converted to self-contained residential apartments, a mixture of one, two and three bedrooms, in addition a roof top apartment has also been constructed.

The premises has the benefit of a car parking area, which has recently been refurbished and fitted with electric security gates.

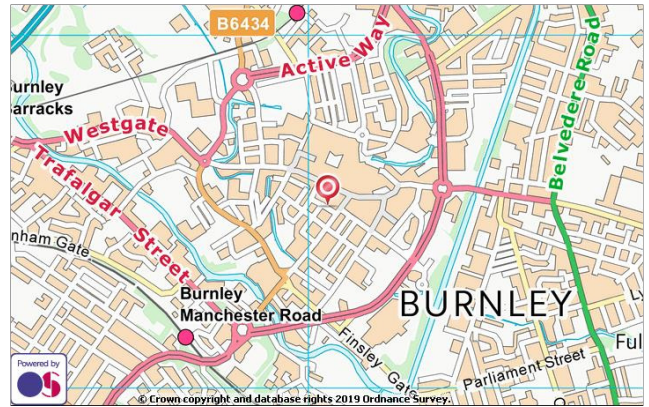
## ACCOMMODATION

|                   | Sq.ft         | Sq.m           |
|-------------------|---------------|----------------|
| <b>Total Area</b> | <b>16,361</b> | <b>1519.94</b> |

(Measurements to be confirmed)

## RENTAL

£1,400,000 - A purchase of this level would produce a net internal yield of approximately 9.79%.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

We believe this will be treated as a transfer of going concern and therefore VAT will not be applicable on the sale.

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## VIEWING

Strictly by appointment with the agents

NOLAN REDSHAW

Contact: Jonathan Pickles  
Email: jonathan@nolanredshaw.co.uk  
Tel: 0161 763 0825

## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

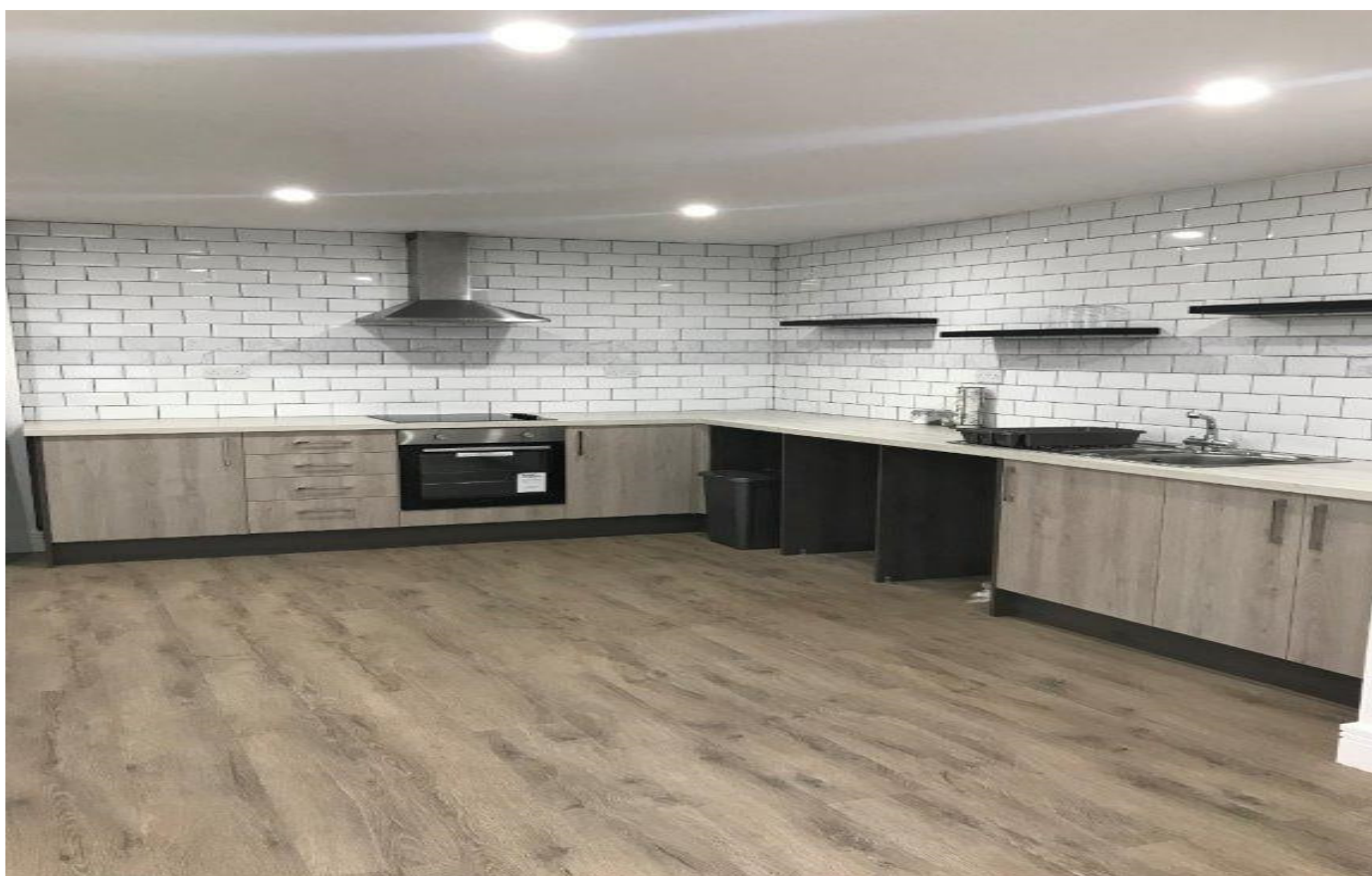


1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828









# FLAWLESS

*By Lisa & Sarah*



LAUREN BOULTON  
BROW + MAKE-UP LASHES

Telephone:  
**01282 451 421**

**Opening Hours**  
Monday - Closed  
Tuesday - 10am to 6pm  
Wednesday - 9.30am to 6pm  
Thursday - 9.30am to 6pm  
Friday - 9.30am to 6pm  
Saturday 9.00am to 5pm  
Sunday - Closed

CLOUD NINE

Love



**EXPRESS HOUSE, BULL STREET, BURNLEY**  
**TENANCY SCHEDULE**

| <b><u>ADDRESS</u></b> | <b><u>TYPE</u></b> | <b><u>BEDS</u></b> | <b><u>TENANT</u></b>      | <b><u>TERM</u></b> | <b><u>BREAK</u></b> | <b><u>RENT PCM</u></b> | <b><u>RENT P A</u></b> | <b><u>RENTAL VALUE</u></b> |
|-----------------------|--------------------|--------------------|---------------------------|--------------------|---------------------|------------------------|------------------------|----------------------------|
| 5 Bull Street         | Retail             |                    | April Hair Salon          | 7 Years            | 3 Years             | £780.00                | £9,360.00              | £6,500.00                  |
| 7 Bull Street         | Retail             |                    | Woodland Assist Global UK | 7 Years            | 3 years             | £550.00                | £6,600                 | £5,200.00                  |
| 9 Bull Street         | Retail             |                    | Serranos Deli             | 6 Years            |                     | £866.00                | £10,392.00             | £9,100.00                  |
| 13 Bull Street        | Retail             |                    | Sarah Watson              | 6 Years            |                     | £866.00                | 10,392.00              | £9,100.00                  |
|                       | Office             |                    | Holmais                   | 6 Years            | 1 Year              | £325.00                | £3,900.00              | £3,150.00                  |
| Apt 1                 | Residential        | 2                  | M Livingstone             |                    |                     | £563.00                | £6,756.00              | £7,800.00                  |
| Apt 2                 | Residential        | 3                  | Futaba Ltd                |                    |                     | £790.00                | £9,480.00              | £9,600.00                  |
| Apt 3                 | Residential        | 2                  |                           |                    |                     | £650.00                | £7,800.00              | £7,800.00                  |
| Apt 4                 | Residential        | 2                  | Futaba Ltd                |                    |                     | £690.00                | £8,280.00              | £7,800.00                  |
| Apt 5                 | Residential        | 3                  | Futaba Ltd                |                    |                     | £790.00                | £9,480.00              | £9,600.00                  |
| Apt 6                 | Residential        | 2                  |                           |                    |                     | £550.00                | £6,600.00              | £7,800.00                  |
| Apt 7                 | Residential        | 1                  |                           |                    |                     | £476.00                | £5,712.00              | £5,700.00                  |
| Apt 8                 | Residential        | 1                  |                           |                    |                     | £476.00                | £5,712.00              | £5,700.00                  |

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|----------------|-------------|-------------|---------------|-------------|--------------|-------------------|--------------------|---------------------|
| Apt 9          | Residential | 3           | Futaba Ltd    |             |              | £790.00           | £9,480.00          | £9,600.00           |
| Apt 10         | Residential | 2           |               |             |              | £554.00           | £6,648.00          | £7,800.00           |
| Apt 11         | Residential | 2           |               |             |              | £700.00           | £8,400.00          | £8,400.00           |
| Apt 12         | Residential | 2           |               |             |              | £650.00           | £7,800.00          | £7,800.00           |
| Apt 13         | Residential | 2           |               |             |              | £800.00           | £9,600.00          | £9,600.00           |
| Car Space 1    | Parking     |             |               |             |              | £86.00            | £1,032.00          | £1,040.00           |
| Car Space 2    | Parking     |             |               |             |              | £86.00            | £1,032.00          | £1,040.00           |
| Car Space 3    | Parking     |             |               |             |              | £86.00            | £1,032.00          | £1,040.00           |
| Car Space 4    | Parking     |             | Futaba Ltd    |             |              | £86.00            | £1,032.00          | £1,040.00           |
| Car Space 5    | Parking     |             | Sarah Watson  |             |              | £86.00            | £1,032.00          | £1,032.00           |
| Car Space 6    | Parking     |             | Rhode Island  |             |              | Incl              | £                  | £1,040.00           |
| Car Space 7    | Parking     |             | Rhode Island  |             |              | Incl              | £                  | £1,040.00           |
|                |             |             |               |             |              | <b>£12,296.00</b> | <b>£147,552.00</b> | <b>£145,330.00</b>  |

NB: The lettings to Futaba Ltd are as furnished

Car parking spaces are let on monthly agreements.