



FOR SALE

TOWN CENTRE RETAIL WITH SEPARATE LIVING ACCOMMODATION

17 Standish Street, Burnley BB11 1AP

Size: 58.39 sq.m (629.48 sq. ft)

LOCATION

The property is situated on Standish Street, a popular well established retail location situated close to Charter Walk Shopping Centre.

DESCRIPTION

An inner parade retail property comprising on the ground floor a self-contained retail outlet with an open plan showroom, toilet and store.

The first floor which is accessed from the rear comprises an attractively presented self-contained one bedroomed flat.

ACCOMMODATION

Ground Floor

Sales 26.22 sq.m (283 sq.ft)

First Floor

Living, kitchen,
Bedroom and

bathroom 32.17 sq.m (346.48 sq.ft)

SERVICES

The property has the benefit of mains electricity and water.

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

Offers in the region of £80,000

BUSINESS RATES

We are informed by the Valuation Office Agency website that the ground floor has a Rateable Value of £5,100 per annum. (2018/19). The first floor flat is Council Tax Band A.

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

Petty Chartered Surveyors – 01282 456677
commercial@petty.co.uk

Tel: 01282 456677

Fax: 01282 830700

Email: commercial@petty.co.uk

Website: pettycommercial.co.uk

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