



FORMER HAIRDRESSING SALON AND SUN BED CENTRE WITH LIVING ACCOMMODATION ABOVE

FOR SALE

151 – 153 Burnley Road
Accrington
BB5 6DH

Size: 223 sq.m (2,400.3 sq.ft)

- Spacious ground floor accommodation formerly occupied for many years as a hairdressers and sunbed salon.
- Prominent main road location within a short distance from Accrington town centre.
- Two tenanted bedsits located on the first floor.
- Ground floor suitable for a variety of uses subject to planning.
- All commercial fixtures and equipment can be included by separate negotiation.

LOCATION

The property is situated on Burnley Road, the main arterial route leading into the centre of Accrington off the Accrington bypass (A56). Occupying a main road position, the property is located within a mixed residential and commercial area immediately opposite a substantial Spar and petrol filling station. A number of local independent retailers are also within the near vicinity.

DESCRIPTION

The property comprises an end terraced, double fronted mixed-use premises, which was converted some years ago to provide a ground floor hairdressing salon, with an adjoining sun bed centre. The ground floor accommodation also benefits from a separate kitchen, WC, and store room.

The first floor accommodation is separately accessed off Foster Street and comprises two bedsits with two separate living rooms, a communal shower room and kitchen. The accommodation could be converted into a large single flat or incorporated within the commercial space to provide private treatment rooms / offices.

A range of equipment can be included within the sale, subject to separate negotiation including, a range of tanning beds, a vibration plate and a range of hairdressing salon equipment. Further details are available upon request.

ACCOMMODATION

Ground Floor

Hairdressing salon	33.0 sq.m	364 sq.ft
Kitchen / WC's	8.7 sq.m	94 sq.ft
Sunbed centre	76.2 sq.m	820 sq.ft

First Floor

2 x 1 bedroom bedsits		
Kitchen		
2 Reception rooms		
Shower room	75 sq.m	807.3 sq.ft

Lower Ground Floor

Storage	29 sq.m	315 sq.ft
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GIA 223 sq.m 2,400.3 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.

PRICE

£175,000 (One hundred and seventy five thousand pounds)

BUSINESS RATES

We are informed by the Valuation Office Agency website that the ground floor has a rateable value of £4,650 per annum (2021/22).

The first floor living accommodation has a separate council tax banding – Band A

TENANCIES

The two bedsits are each let by way of Assured Shorthold Tenancy agreements producing a total income of £580.00 pcm.

LEGAL COSTS

Each Party is to be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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