



FOR SALE

SUBSTANTIAL CONVENIENCE STORE AND LAUNDERETTE WITH STORAGE ABOVE

6-8 WHITEFIELD STREET, HAPTON LANCs. BB12 7JY

LOCATION

The property is prominently situated on Whitefield Street in a predominantly residential area. The property is well located in regard to Burnley and Accrington town centres and Junction 8 of the M65 is within five minutes drive.

DESCRIPTION

Substantial end of terrace retail premises formerly occupied as a convenience store and launderette with generous storage accommodation to the rear of the property. The first floor offers further storage accommodation however would be suitable for both commercial and residential conversion.

ACCOMMODATION

Ground Floor

Convenience Store

Launderette

Storage

1,403.44 sq.ft (130.38 sq.m)

First Floor

Storage

1,403.44 sq.ft (130.38 sq.m)

Gross internal floor Area

2,806.88 sq.ft (260.77 sq.m)

SERVICE

We understand the property has the benefit of 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.

PRICE

£99,950.00

RATES

We are informed by the Valuation Office website that the Rateable Value is £4,350 per annum (2015/16).

VAT

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

VIEWING

Viewing strictly by appointment.

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