



QUALITY OFFICE SPACE WITH TWO FIRST FLOOR APARTMENTS

For Sale

213 Accrington Road
Burnley
Lancashire
BB11 5ES

73.20 sq.m (787.92 sq.ft)

Property Information

- UPVC double glazing
- Newly refurbished offices
- Good location for passing traffic
- Car park to rear
- Two refurbished apartments

LOCATION

The property is situated on Accrington Road (A56) on the outskirts of Burnley town centre. Local occupants include the The Fireplace Warehouse, Moorhouses Brewery and Travis Perkins. The property is within 5 minutes drive of access onto the M65 at Junction 9.

DESCRIPTION

Two storey stone built property that was formerly a public house. The property has been completely refurbished throughout and offers a good level of accommodation with offices on the ground floor, together with residential to the first floor.

The first floor residential element offers an income producing opportunity.

To the rear there is a large tarmac car park area suitable for numerous vehicles.

ACCOMMODATION

Ground Floor

Large open plan office	65.85 sq.m	(707.86 sq.ft)
Internal storage	3.80 sq.m	(40.90 sq.ft)
Internal storage	1.50 sq. m	(16.15 sq.ft)
Kitchen		
Staff WC's		

First Floor

The first floor comprises of two apartments each consisting of living room, bathroom and one bedroom.

PRICE

£160,000 (one hundred and sixty thousand pounds).

SERVICES

We believe all mains services are available and the property has the benefit of gas fired central heating throughout.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £4,400 (2012/13). The Apartments are subject to Council Tax Band A.

VAT

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

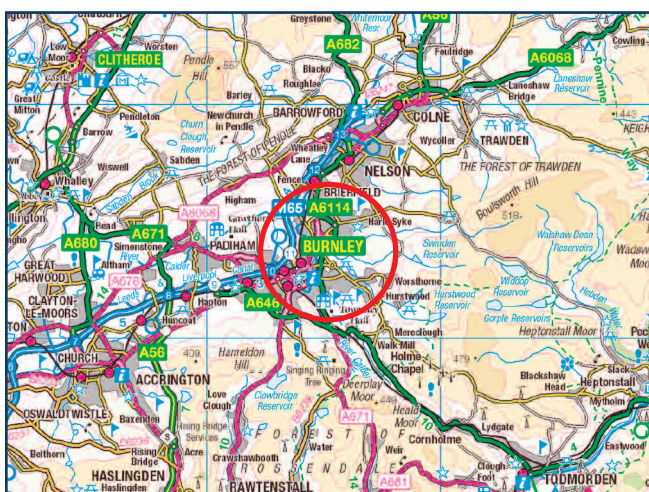
VIEWING

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