



TOWN CENTRE INVESTMENT OPPORTUNITY

FOR SALE

39 Albert Road
Barnoldwick
Lancashire
BB18 5AA

Size: 122.92 sq.m (1,323.08 sq.ft)

- Investment opportunity in prominent town centre location.
- Established tenant.
- Ground floor sandwich shop with A5 planning consent.
- First floor self contained flat.
- Producing £10,800 per annum.

LOCATION

The property is situated within Barnoldswick town centre and occupies a mid-parade position on Albert Road. A popular town, Barnoldswick is conveniently located within approximately five miles from Skipton and four miles from Colne which provides access onto the M65 motorway network. Other occupants within the immediate vicinity include Travel Agents, Estate Agents, Solicitors, Hairdressers and a variety of independent retailers.

DESCRIPTION

A mid-parade property of traditional stone construction beneath a pitched slate roof. The property comprises to the ground floor a Sandwich Bar with a serving area, rear kitchen and preparation area. The first and second floors are separately accessed to the rear and comprise a self contained two bedroomed flat with lounge, kitchen and a three piece bathroom. Further storage accommodation is available to the cellar.

ACCOMMODATION

Ground Floor

Serving area	27.09 sq.m	(291.64 sq.ft)
Kitchen/ prep area	21.30 sq.m	(229.33 sq.ft)
Store	3.82 sq.m	(41.17 sq.ft)

First Floor Flat

Kitchen	6.59 sq.m	(70.93 sq.ft)
Lounge	16.19 sq.m	(174.31 sq.ft)
Bedroom/Study	5.70 sq.m	(61.43 sq.ft)
Bathroom	6.35 sq.m	(68.38 sq.ft)

Second Floor

Bedroom	27.66 sq.m	(297.70 sq.ft)
---------	------------	----------------

Cellar

GIA 122.92 sq.m (1323.08 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.

TENANCIES

The Sandwich Bar is let by way of a 15 year lease with effect from 12th May 2006. The current passing rent is £6,000 per annum.

The Flat is let by way of an assured shorthold tenancy at £4,800 per annum.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the ground floor has a Rateable Value of £4,400 per annum (2017/18).

The flat has a separate Council Tax Banding – Band A

PRICE

£145,000 (one hundred and forty five thousand pounds)

LEGAL COSTS

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

VAT

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

VIEWING

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

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk

