



PROMINENT TOWN CENTRE SHOP PREMISES IN A POPULAR TRADING POSITION

FOR SALE BY AUCTION

4a Hargreaves Street
Burnley
Lancashire
BB11 1EA

58.7 SQ. M (632 SQ. FT)

Property Information

- Town centre location.
- Suitable for retail and office use.
- Small Business Rates relief available.

OVERVIEW

For sale by the Modern Method of Auction: Starting bid price £60,000 plus reservation fee. This property is for sale by the Lancashire Property Auction powered by "Iam-sold".

LOCATION

Situated on Hargreaves Street close to its junction with Manchester Road. Adjacent occupiers include various professional users and specialist local retailers.

DESCRIPTION

A mid-terraced three storey stone built property beneath a pitched slate roof providing sales accommodation within the ground and first floors with ancillary office accommodation within the second floor and useful storage areas within the basement.

ACCOMMODATION

Basement

Storage	8.29 sq.m	(96 sq. ft)
Kitchen	2.23 sq.m	(24 sq. ft)
Basement W.C		

Ground Floor

Shop width:	3.61 m	(11'10")
Shop depth:	5.66 m	(11'07")
Sales area:	17.09 sq.m	(184 sq. ft)

First Floor

Sales	14.68 sq.m	(158 sq. ft)
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Second Floor

Office	15.79 sq.m	(170 sq. ft)
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NET INTERNAL FLOOR AREA

58/7 sq.m (632 sq. ft.)

SERVICES

The property benefits from 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 of their purpose.

PLANNING

It is the purchasers responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

BUSINESS RATES

We have been informed by the Valuation Office Agency website that the property has a Rateable Value of £3,900 per annum (2018/19).

Small Business Rates Relief may be available. Please contact the local rating department on 01282 425011 to confirm the Rates Payable.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VAT

VAT is not charged on the rental.

VIEWING

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

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 + VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID – contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

