

TO LET/MAY SELL



Three storey sandwich shop in prominent position close to a busy industrial estate

247 Accrington Road, Burnley, Lancashire, BB11 5ET

- ✿ Highly prominent retail premises in busy main road location
- ✿ Traded as a sandwich shop/deli for over 25 years
- ✿ Three storey retail premises with storage on the first floor
- ✿ Equipment available including two new chilled serve over, new fridges and freezers, microwaves, stainless steel benches and gas oven
- ✿ Positioned close to junction 10 of the M65 motorway
- ✿ Located close to Moorhouses Brewery and Smallshaw Industrial Estate
- ✿ Fantastic opportunity to acquire an established business in a highly prominent main road position
- ✿ Ideal family business opportunity
- ✿ Ideal for food business, pie shop or bakery

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is positioned in a highly prominent location on Accrington Road directly opposite Moorhouses Brewery.

The property is located on the corner of Smallshaw Industrial Estate but within a short drive of both Junctions 9 & 10 of the M65 motorway.

Accrington Road is a heavily trafficked position on the edge of Burnley town centre close to several business parks.

Description

A highly prominent stone built retail property in a heavily trafficked position close to various business parks.

The property has traded as a sandwich shop and deli for over 25 years and is available due to the retirement of the existing occupiers.

The property offers a sales area on the ground floor with a fully equipped rear prep room together with storage and toilets on the first floor. The property was originally a bakery and there is also further accommodation available on the lower ground floor if required.

The current tenants are looking to sell their business seeking offers in the region of £6,000 which will include the stock at valuation and various equipment including serve over counters, commercial oven, new fridges and freezers, stainless steel prep benches and microwave ovens.

The property and business are available immediately and the landlords are willing to grant a new long term lease.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DIMENSIONS	SQ FT	SQ M
Sandwich Shop	237.9	22.1
Preparation Room/Kitchen	216.4	20.1
First Floor Store Room	197.3	18.33
First Floor Store Room 2 including W/C	207.7	19.3
Basement Not Measure		
GIA	859.3	79.83

Terms

The business including stock at valuation and various equipment is for sale seeking offers in the region of £6,000.

VAT

The rent in relation to this property is not subject to VAT.

Rent

£695 per calendar month,

Purchase Price

Offers in the region of £99,950

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £3,450 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property and the buildings insurance which will be recharged by the Landlords.

Services

We understand the property has the benefit of 3 phase electricity, mains water and gas.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

