

FOR SALE



Three tenanted shops with planning consent for HMO's on the first and second floors

41, 43, 45a & 45b Hammerton Chambers, Hammerton Street, Burnley, Lancashire, BB11 1LT

- ✿ Three storey stone built property in prime town centre location
- ✿ Site benefits from historic grant refurbishment programme
- ✿ First and second floors currently arranged as nine vacant private offices
- ✿ Planning permission recently approved for conversion into residential accommodation on the upper floors with direct access from the front street
- ✿ Three storey building generating £23,000 per annum from the three shops
- ✿ First and second floors have planning for conversion into 9 residential units
- ✿ Substantial town centre building extending to over 4,000 sq ft
- ✿ Site capable of generating £70,000 per annum when the conversion works are completed

Location

The property is located on Hammerton Street in Burnley town centre.

Hammerton Street offers a prominent position close to the junction with Cow Lane and Queens Lancashire Way.

The site is positioned close to Marks & Spencer's, Charter Walk shopping centre and a number independent shops, bars and restaurants.

Description

A stone built retail parade with vacant upper floors extending to over 4,000 sq ft.

The property comprises of three retail premises each with their own basement all of which are let to commercial tenants generating £23,000 per annum.

The first and second floors are currently arranged as nine self-contained offices with direct access from Hammerton Street.

Planning permission was approved for the conversion of the first and second floors into 9 residential units (COU/2024/0679).

The property has double glazed sash windows, timber shop fronts and benefitted from a significant grant refurbishment in recent years.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground Floor		
Worldchoice Travel & Basement - 45a Hammerton Street	599.4	55.7
Ohana Makeup Studio & Basement - 45b Hammerton Street	845.8	78.6
Timeless Tattoo & Basement - 41 Hammerton Street	524.7	48.7
First Floor		
Total of all five office suites	1,001.2	93.0
Second Floor		
Total of all four office suites	1,080.1	100.0
GIA	4,167.9	387.2

Price

Offers in the region of £365,000.

Vat

We have been informed that the purchase will not be subject to VAT at the prevailing rate.

Tenure

Whiteacres understand that the property is freehold however the purchaser must check this information prior to making a legal commitment.

Tenancies

Please see the table overleaf, a copy of the three tenancy agreements are available on request.

Planning

Planning permission was submitted on the 30th December 2024 to convert the first and second floors from class E into a house in multiple occupation, which is sui generis.

The planning application number is COU/2024/0679, a copy of the consent is also available from our offices.

Services

Whiteacres have been verbally advised that each of the shops have their own electricity and water supply. The first and second floor offices are separately metered. However, a prospective buyer must check and verify this information prior to making a legal commitment.

Services Responsibility

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

Legal Costs

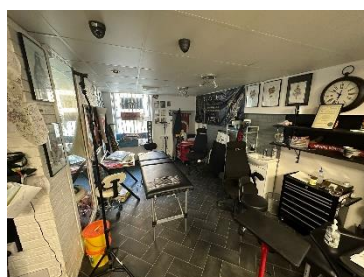
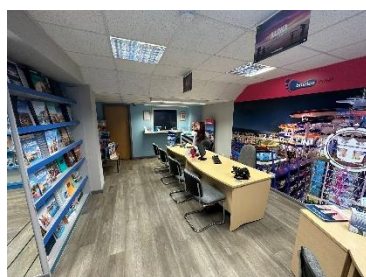
Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

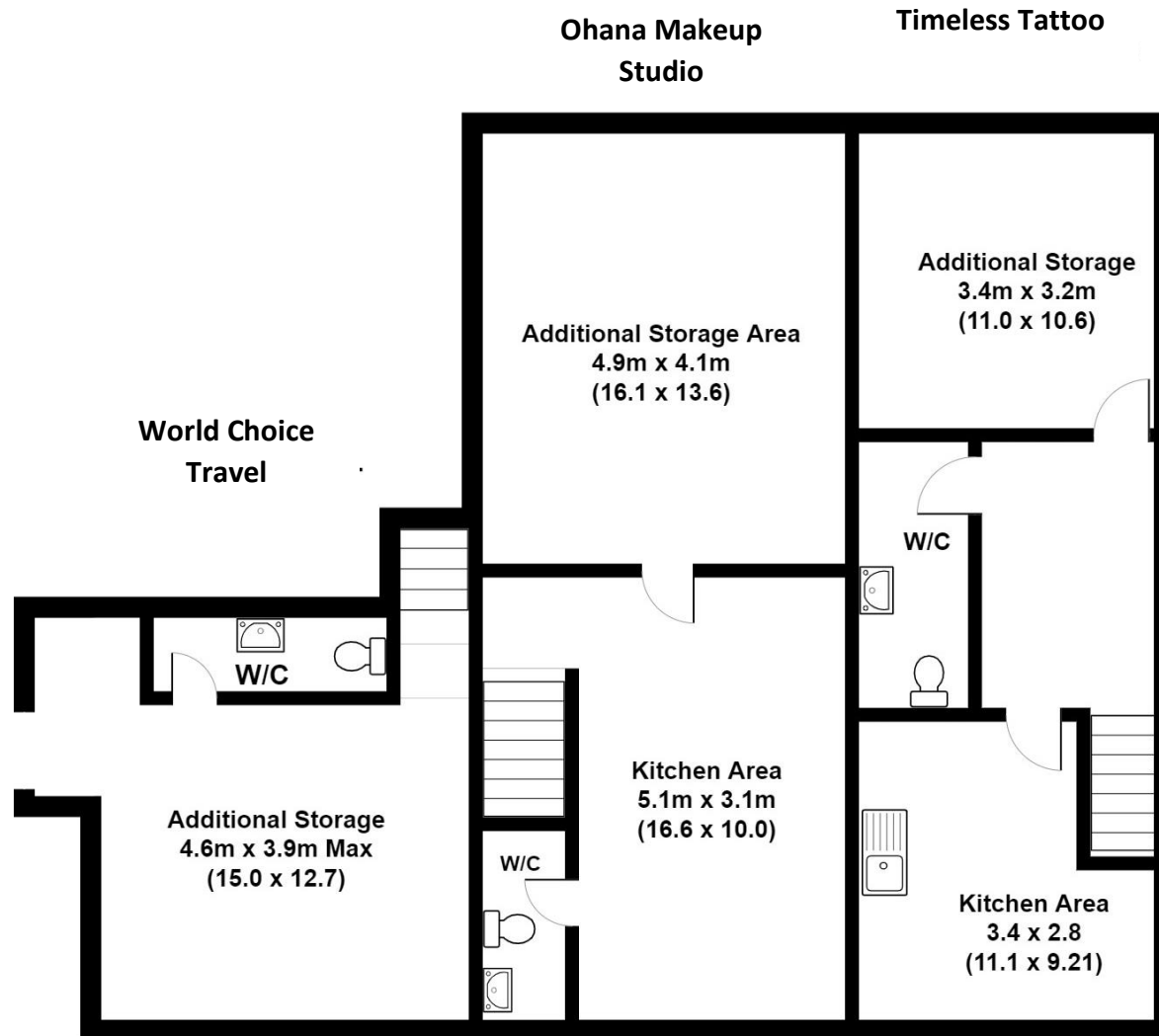
Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk



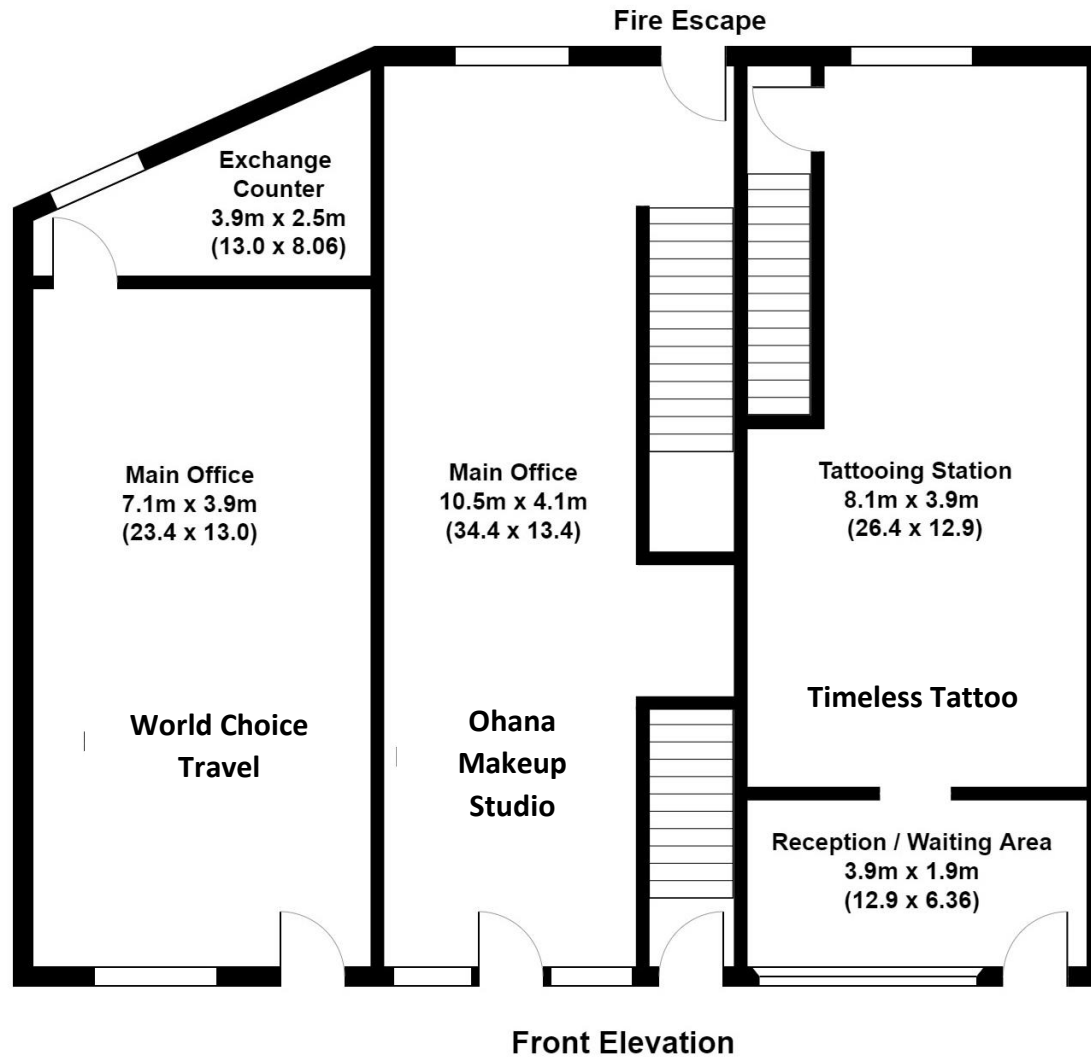
	Total sq ft	Total sq m	Tenancy Status	Rental Per Annum	ERV	Lease Term	Lease Commencement
GROUND FLOOR							
Worldchoice Travel & Basement (45b Hammerton Street)	599.4	55.7	Occupied	£8,000	£8,000	10 Years	01/04/2024
Ohana Makeup Studio & Basement (45a Hammerton Street)	845.8	77.6	Occupied	£8,000	£8,000	6 Years	03/01/2023
Timeless Tattoo & Basement (41 Hammerton Street)	524.7	48.7	Occupied	£7,000	£7,000	6 Years	01/11/2021
FIRST FLOOR							
Suite 1	128.2	11.9	Vacant				
Suite 2	181.7	16.9	Vacant				
Suite 3	194.5	18.1	Vacant				
Suite 4	110.8	10.3	Vacant				
Suite 10	386	35.9	Vacant				
SECOND FLOOR							
Suite 5 / 6	384.7	35.7	Vacant				
Suite 8	175.4	16.3	Vacant				
Suite 9A	193	17.9	Vacant				
Suite 9B	193	17.9	Vacant				
Common Area	134	12.4	N/A				
GIA	4,167.90	387.20		Total Rent - £23,000	Total ERV - £23,000		

Lower Ground Floor
Approx 73.7 sq. meters (794.2 sq. feet)



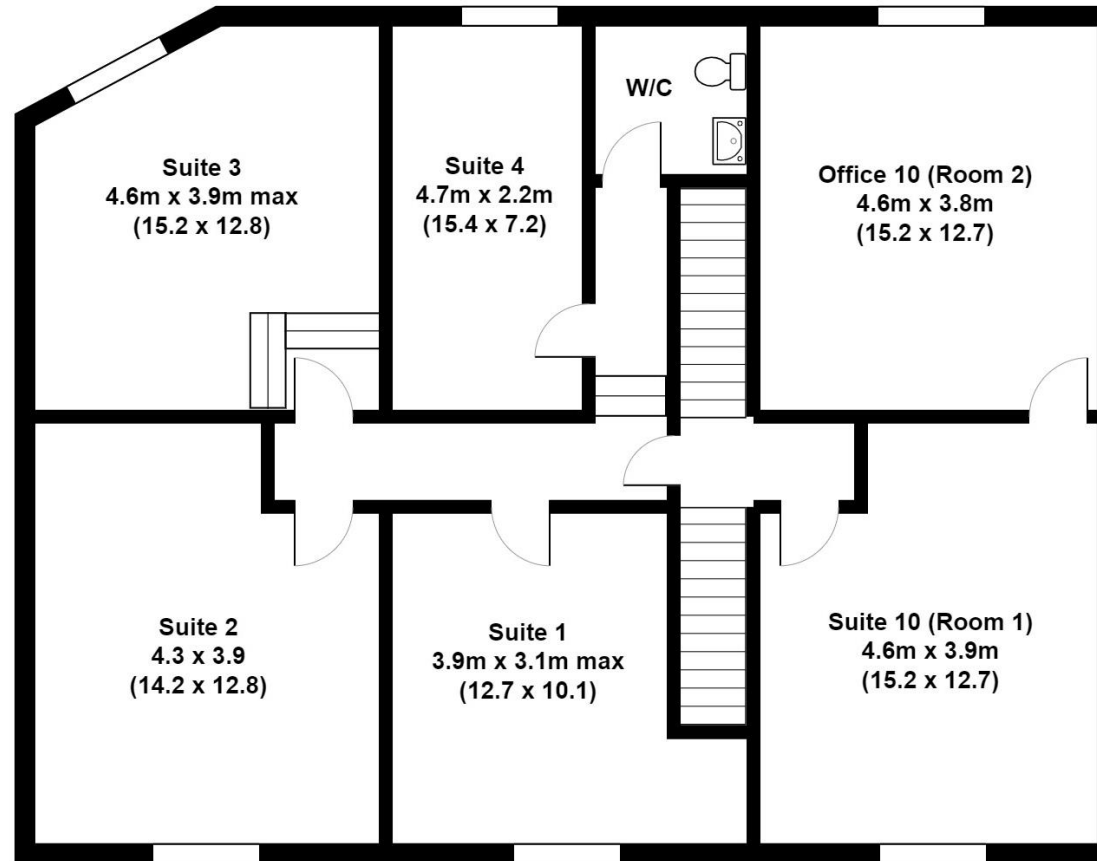
For illustration purposes only - not to scale

Ground Floor Retail Units
Approx 120 sq. meters (1,292.4 sq. feet)



For illustration purposes only - not to scale

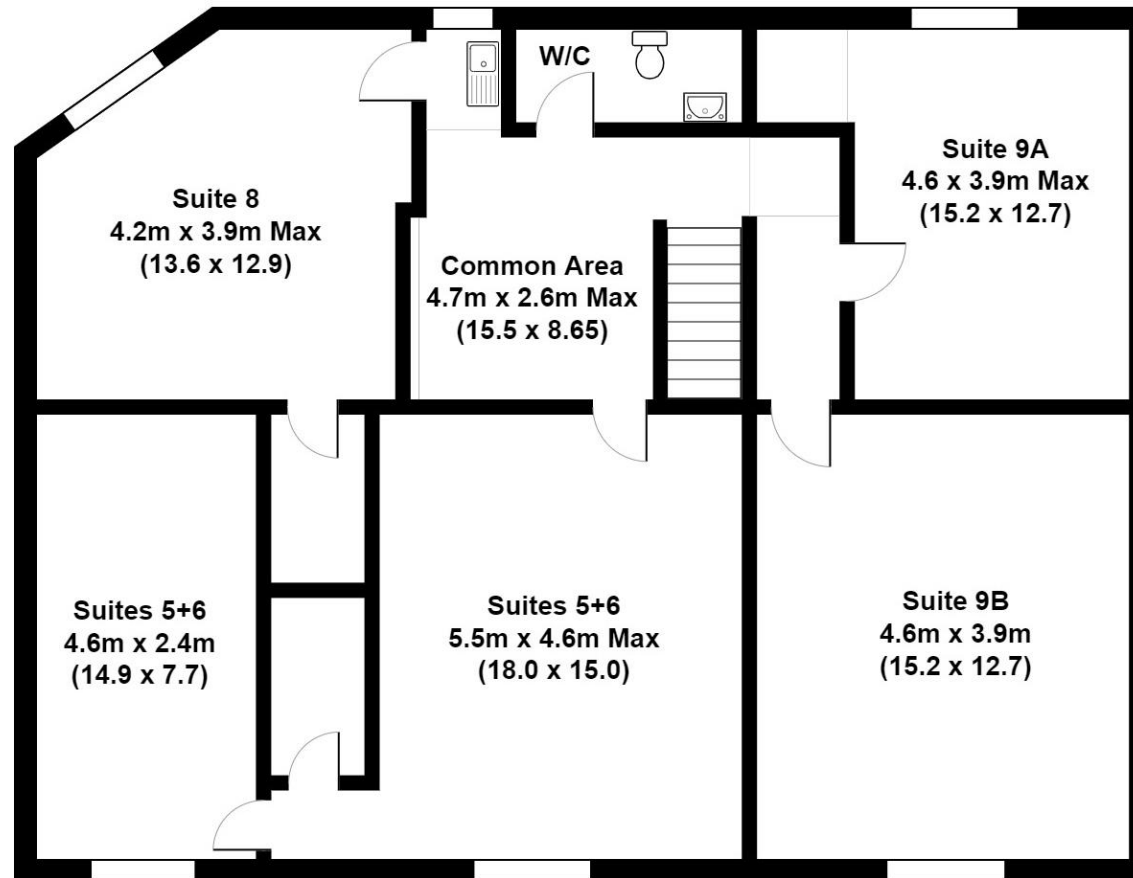
First Floor Office Suites
Approx 93.0 sq. meters (1,001.2 sq. feet)



Front Elevation

For illustration purposes only - not to scale

Second Floor Office Suites
Approx 100.3 sq. meters (1,080.1 sq. feet)



Front Elevation

Total Area - 100.3 sq. meters (1,080.1 sq. feet)
For illustration purposes only - not to scale

Energy performance certificate (EPC)

41, 43, 45a, 45b Hammerton Street
Burnley
BB11 1LT

Energy rating

D

Valid until: **14 October 2031**

Certificate number: **3222-8399-3468-8861-2520**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	381 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

