

FOR SALE



Substantial grade 2 listed building in town centre location

Former Co-Operative, 10-14 Hammerton Street, Burnley, BB11 1NA

-  Historic former Co-Operative building in town centre location
-  Prime location on the corner of Hargreaves Street and Hammerton Street close to Marks & Spencer's
-  May suit conversion into apartments, offices or retail (subject to obtaining the necessary planning consent)
-  Stunning stone building located close to various bars and nightclubs
-  Grade 2 listed property with accommodation arranged over four floors
-  Traded as a bar/nightclub for many years
-  Substantial building extending to 15,876 sq ft (1,474.9 sq m)
-  Open plan layout ideal for conversion into apartments

Location

The property is positioned in a highly prominent location in the heart of Burnley town centre.

The building is located on the corner of Hargreaves Street and Hammerton Street close to Marks & Spencer's and St James Street.

The site is located close to various bars, restaurants, offices and retail outlets.

Description

An imposing stone built grade 2 listed property that has traded as a bar/nightclub for many years.

The site was occupied originally by Walkabout and has its accommodation arranged over four floors.

In recent years the property has traded as a bar on the ground floor together with a nightclub on the first floor and two flats on the second floor, both of which have now been removed.

The site is ideal for a bar or restaurant but would also convert into apartments, retail units or offices (subject to obtaining the necessary planning consent).

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Lower Ground Floor (Beer Cellar)	3,969	368.7
Ground Floor (Bar & Seating)	3,969	368.7
First Floor (Nightclub)	3,969	368.7
Second Floor Storage & Two Apartments (now removed)	3,969	368.7
GIA	15,876	1,474.8

Price

Offers in the region of £350,000

Vat

The price quoted is exclusive of VAT, which may be payable at the prevailing rate.

Services

We understand the property has the benefit of all mains services.

Service 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.

Business Rates

We have been informed by the valuation office that the Rateable Value for the property is £86,500 per annum with rates payable being £47,229

For further details please contact Burnley Borough Council on 01282 425011.

Planning

The property has traded as a bar/nightclub for many years and all planning and licencing enquiries should be directed to Burnley Borough Council on 01282 425011.

Legal Costs

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

Viewings

Please contact the agents:

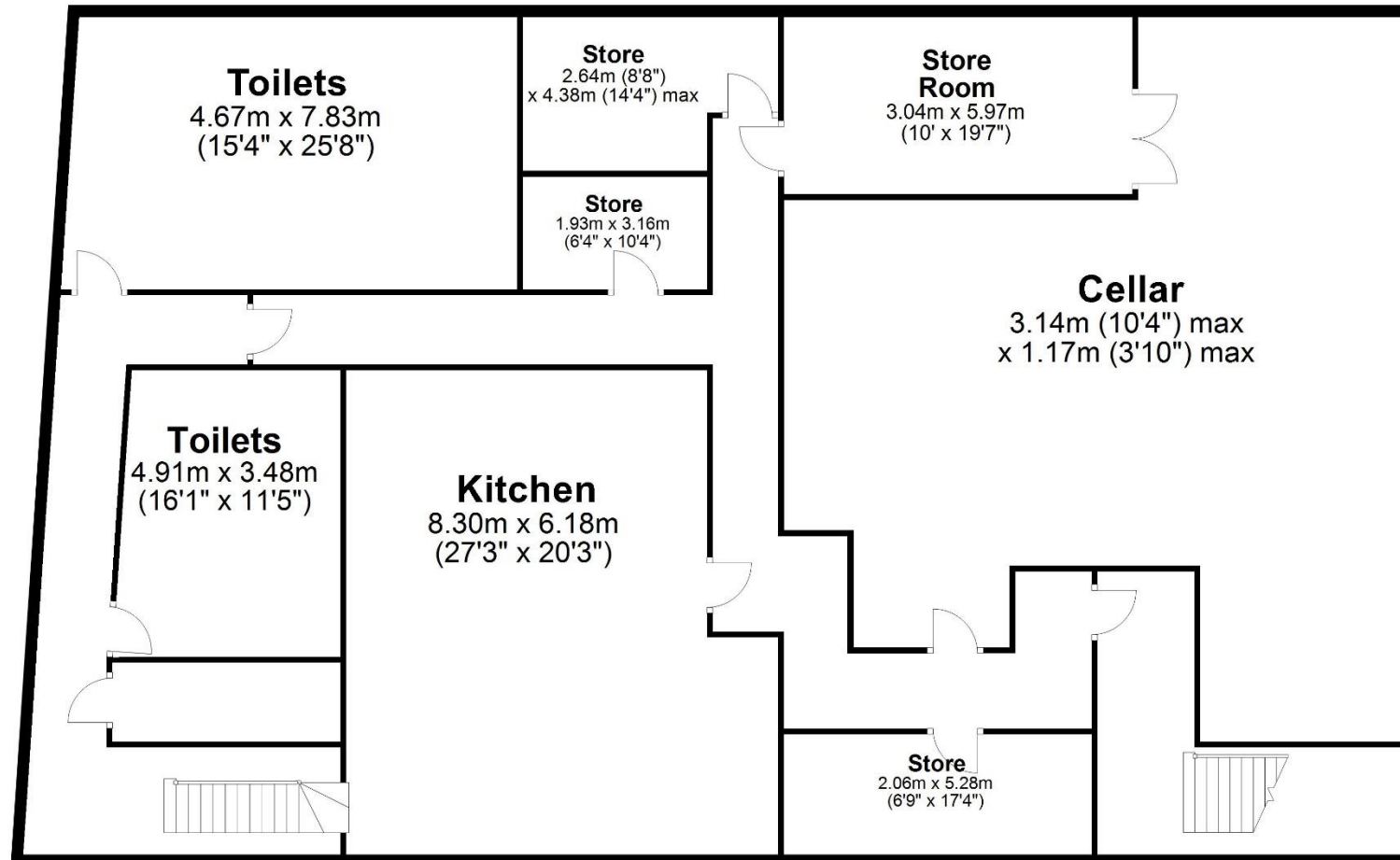
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG

Basement

Approx. 331.5 sq. metres (3568.5 sq. feet)

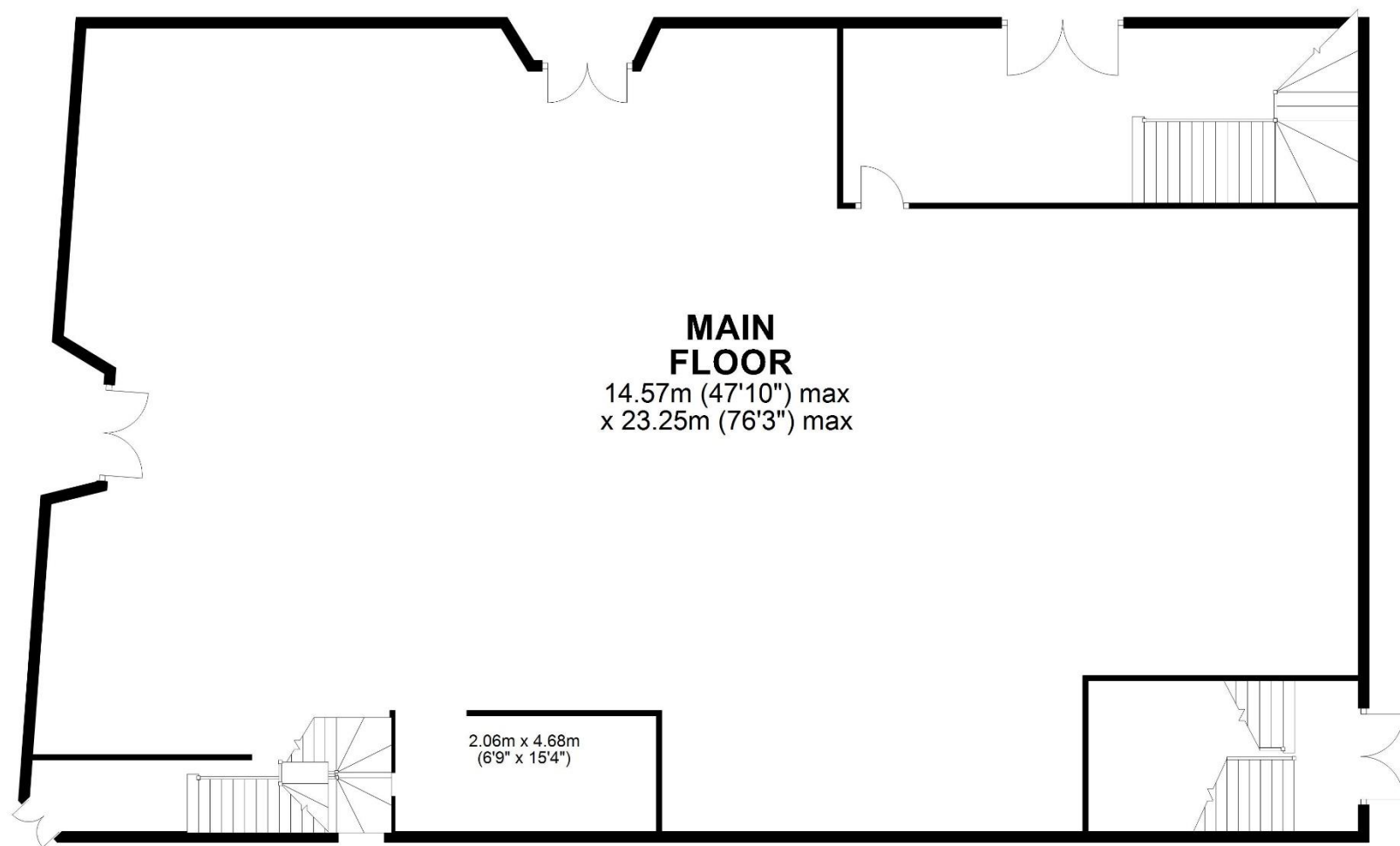


Total area: approx. 995.9 sq. metres (10719.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

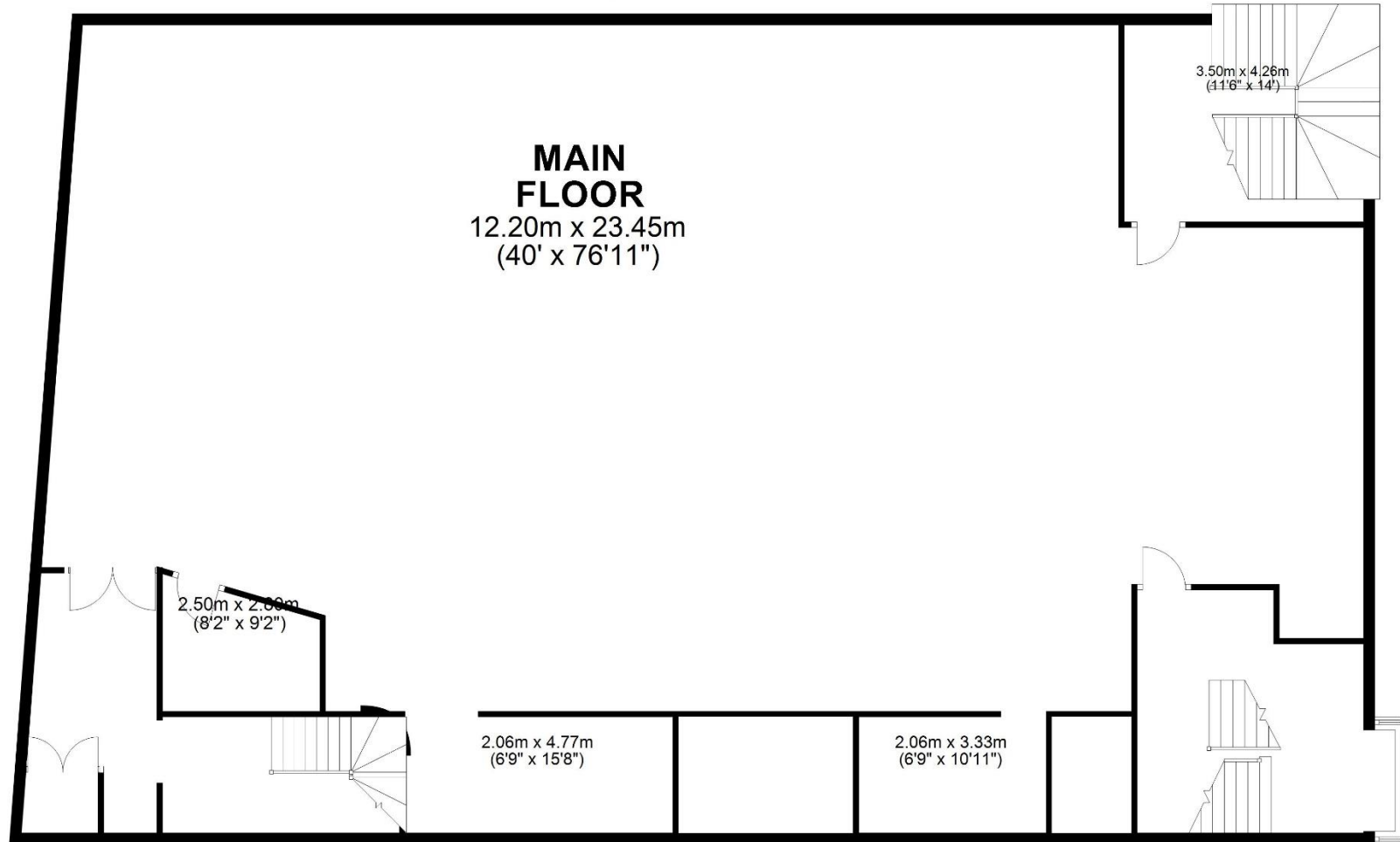
Ground Floor

Approx. 329.2 sq. metres (3543.4 sq. feet)



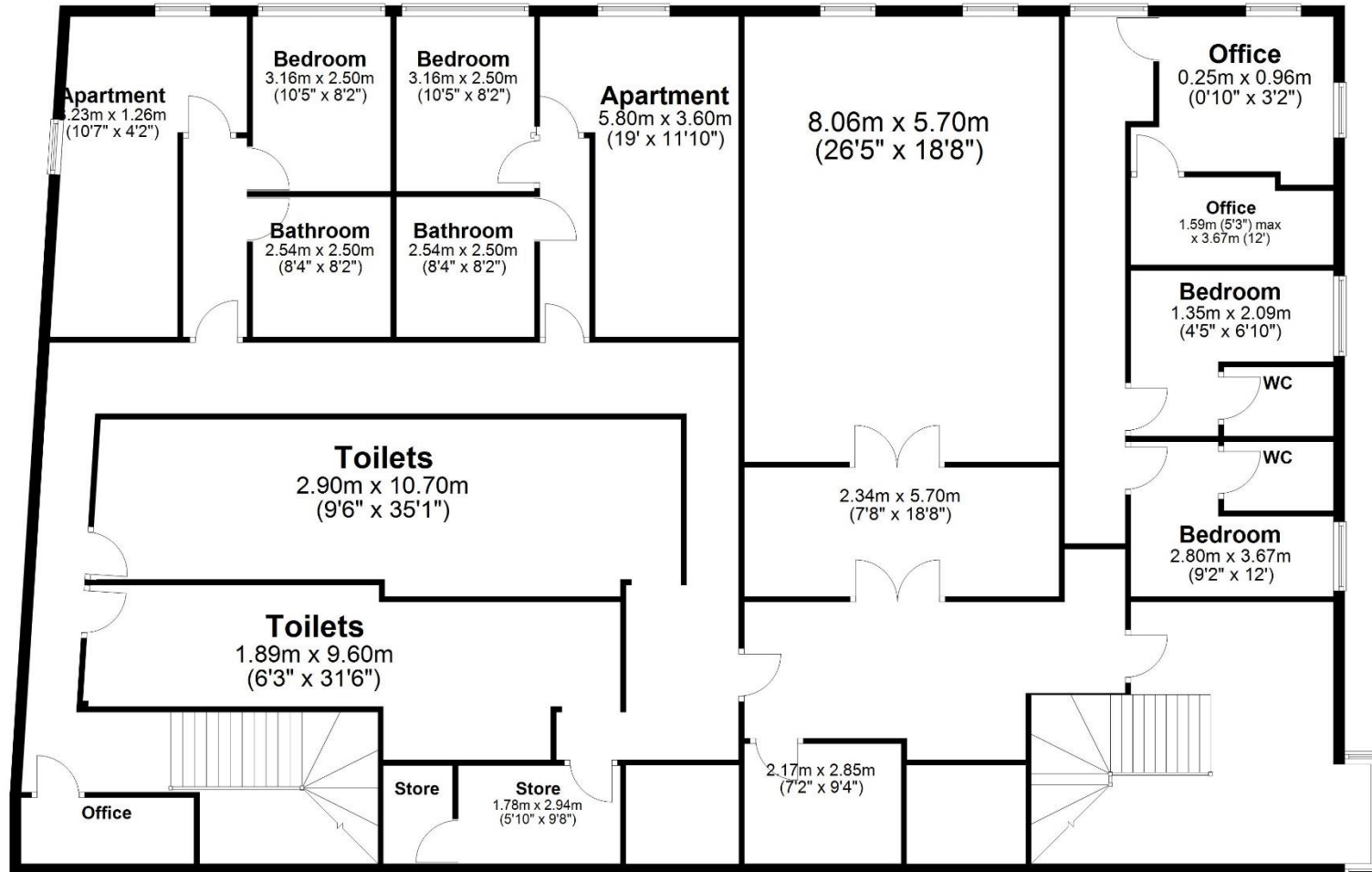
First Floor

Approx. 335.2 sq. metres (3607.8 sq. feet)



Second Floor

Approx. 358.8 sq. metres (3861.8 sq. feet)



Total area: approx. 358.8 sq. metres (3861.8 sq. feet)

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TITLE PLAN

