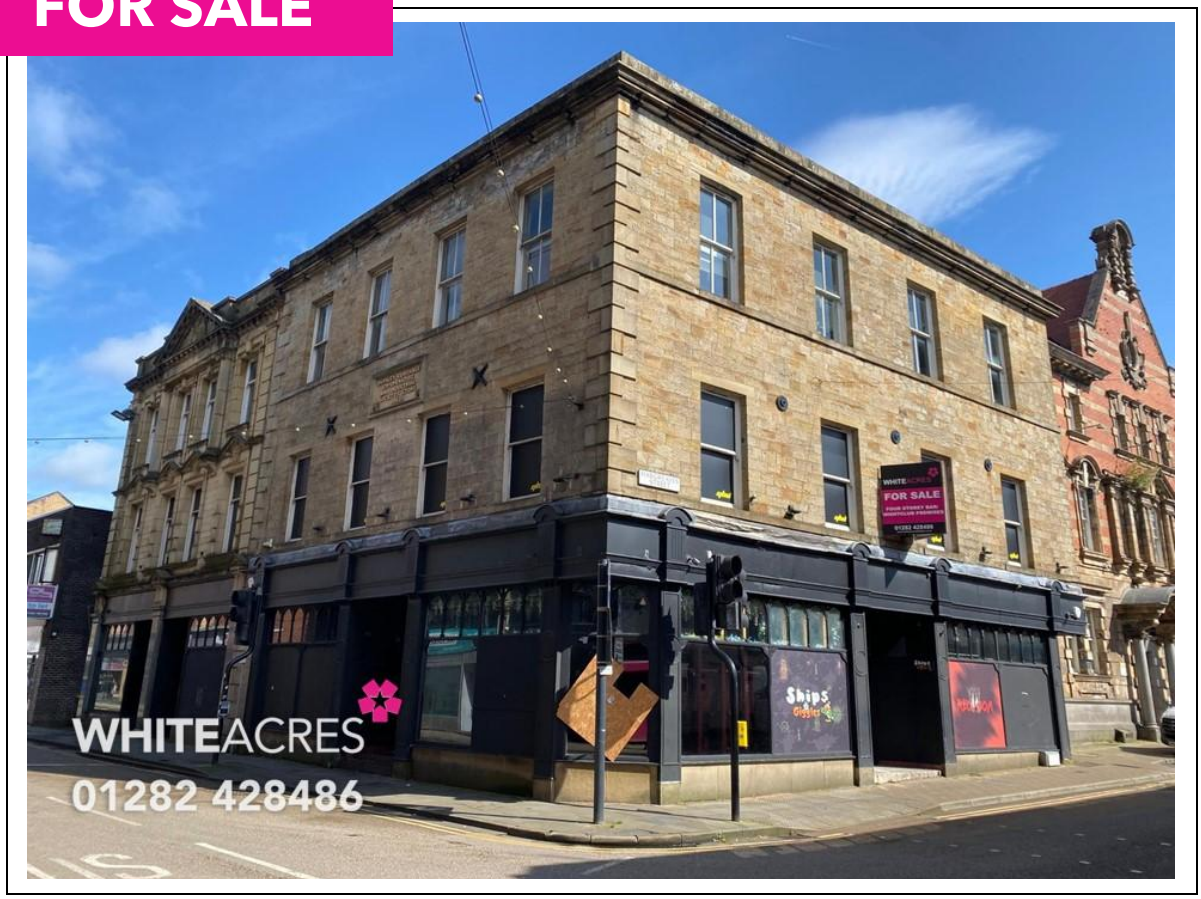
WHITEACRES

Get in touch

01282 428486

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
- To be sold by auction over two days commencing the 25th of November (BTG Eddisons)

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

Guide price of £275,000.

Vat

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

Auction date

The property is to be offered in Eddison's November Livestream auction which is taking place over 2 days and commences on the 25th of November 2026.

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 £89,000 per annum with rates payable being £42,720.

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:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

Or

BTG Eddisons
340 Deansgate
Manchester
M3 4LY

0345 646 2288
enquiries@btgeddisonspropertyauctions.com

These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

Auction details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms via Eddison's website.

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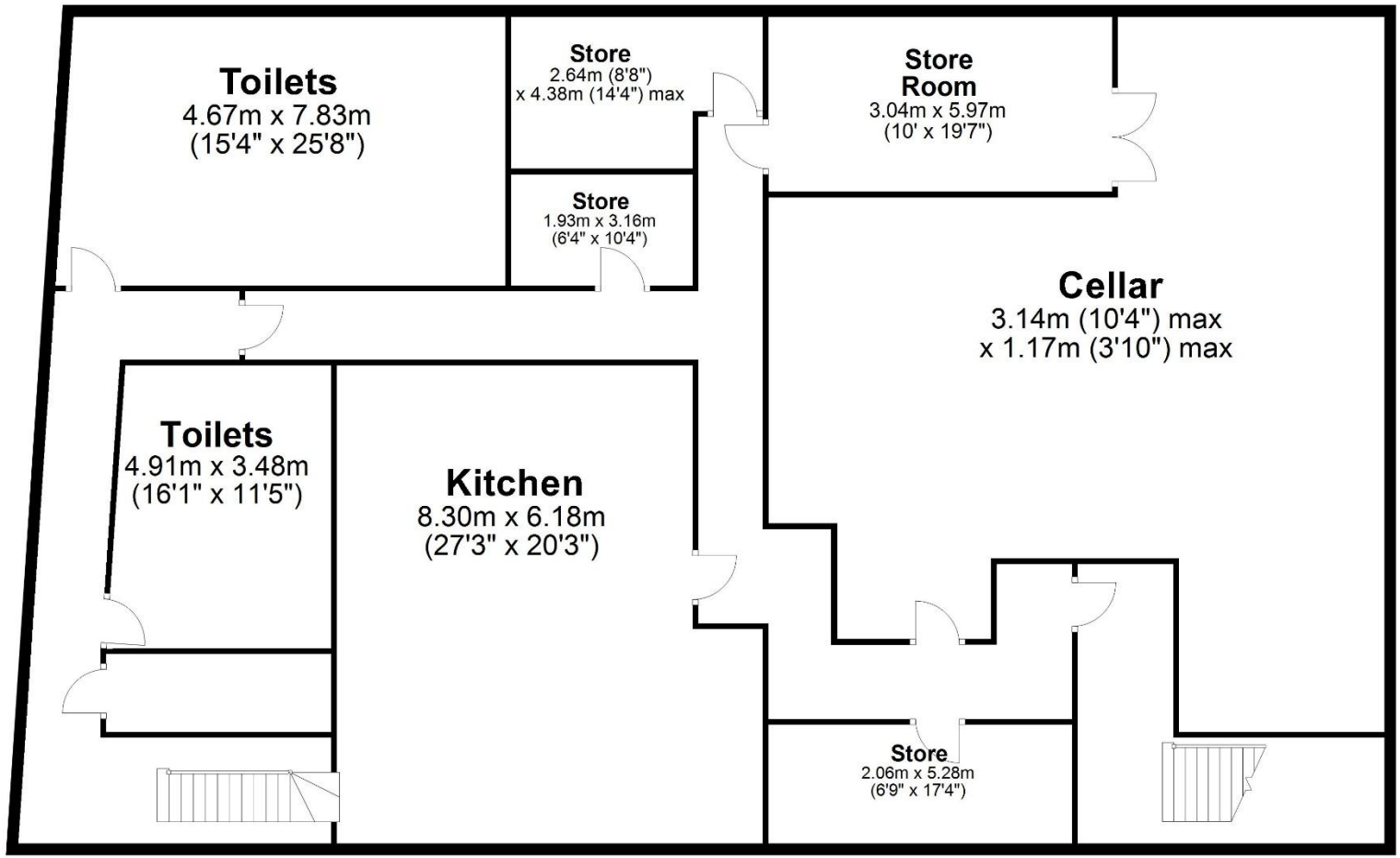
Basement

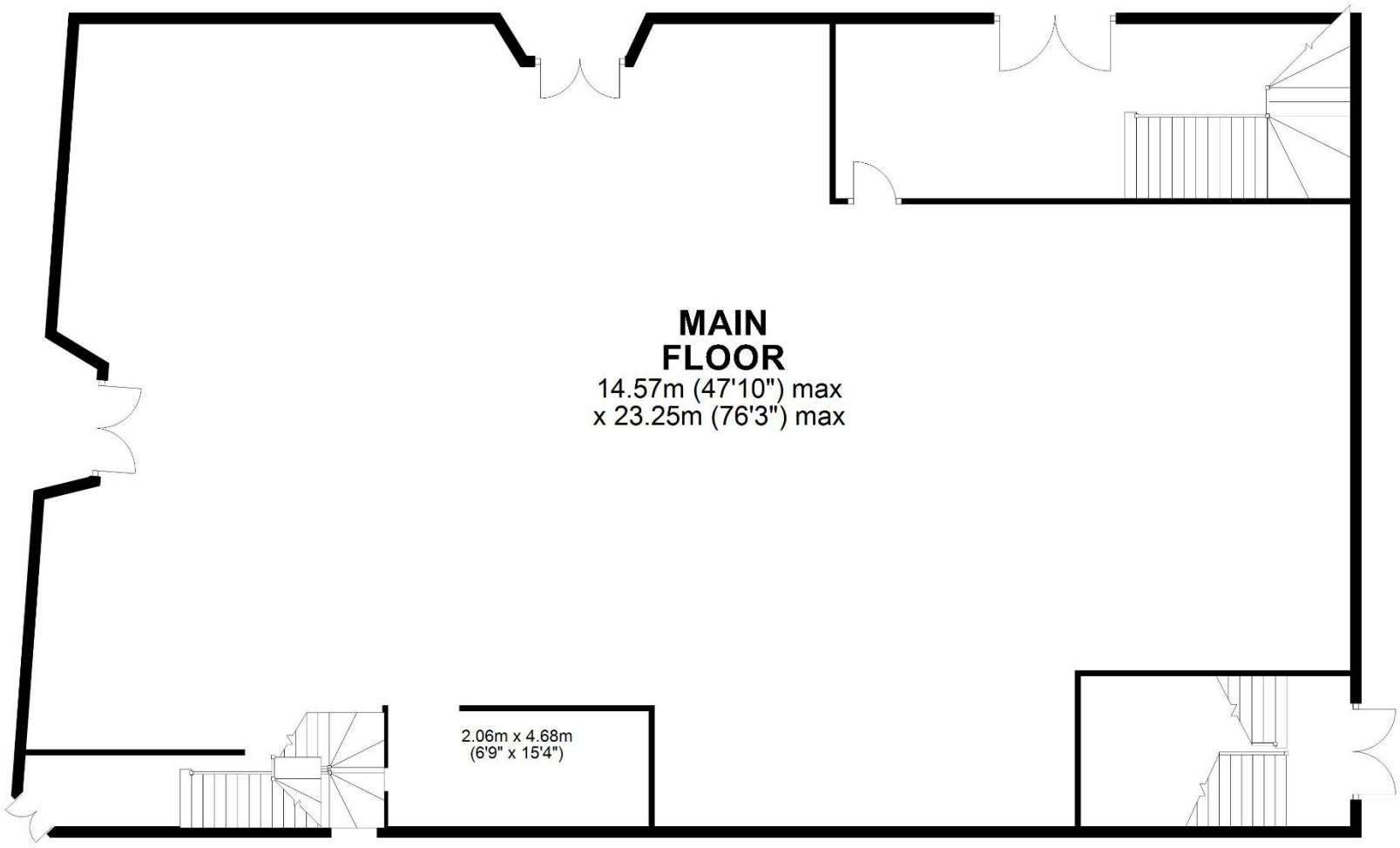
Approx. 331.5 sq. metres (3568.5 sq. feet)



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

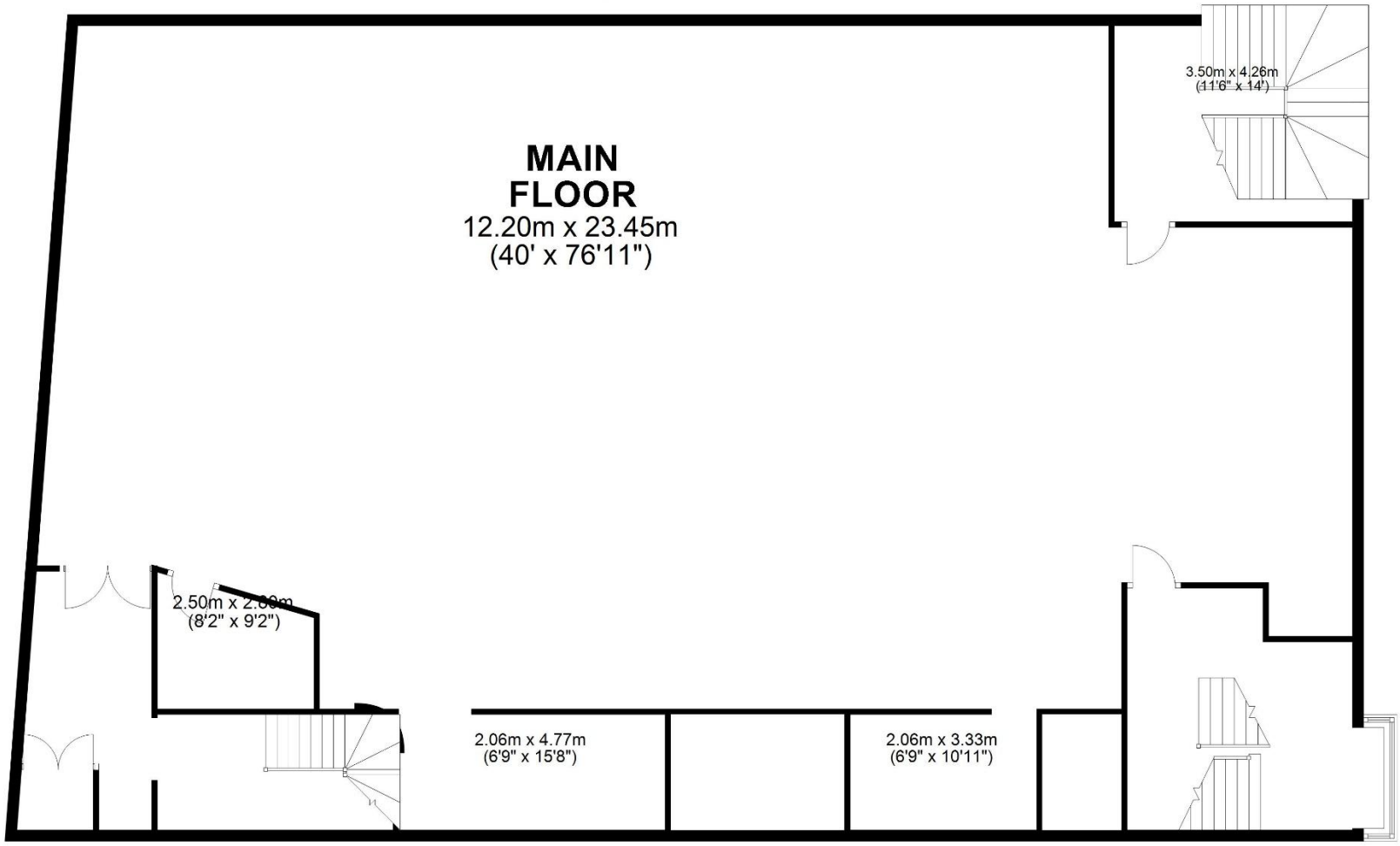
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

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



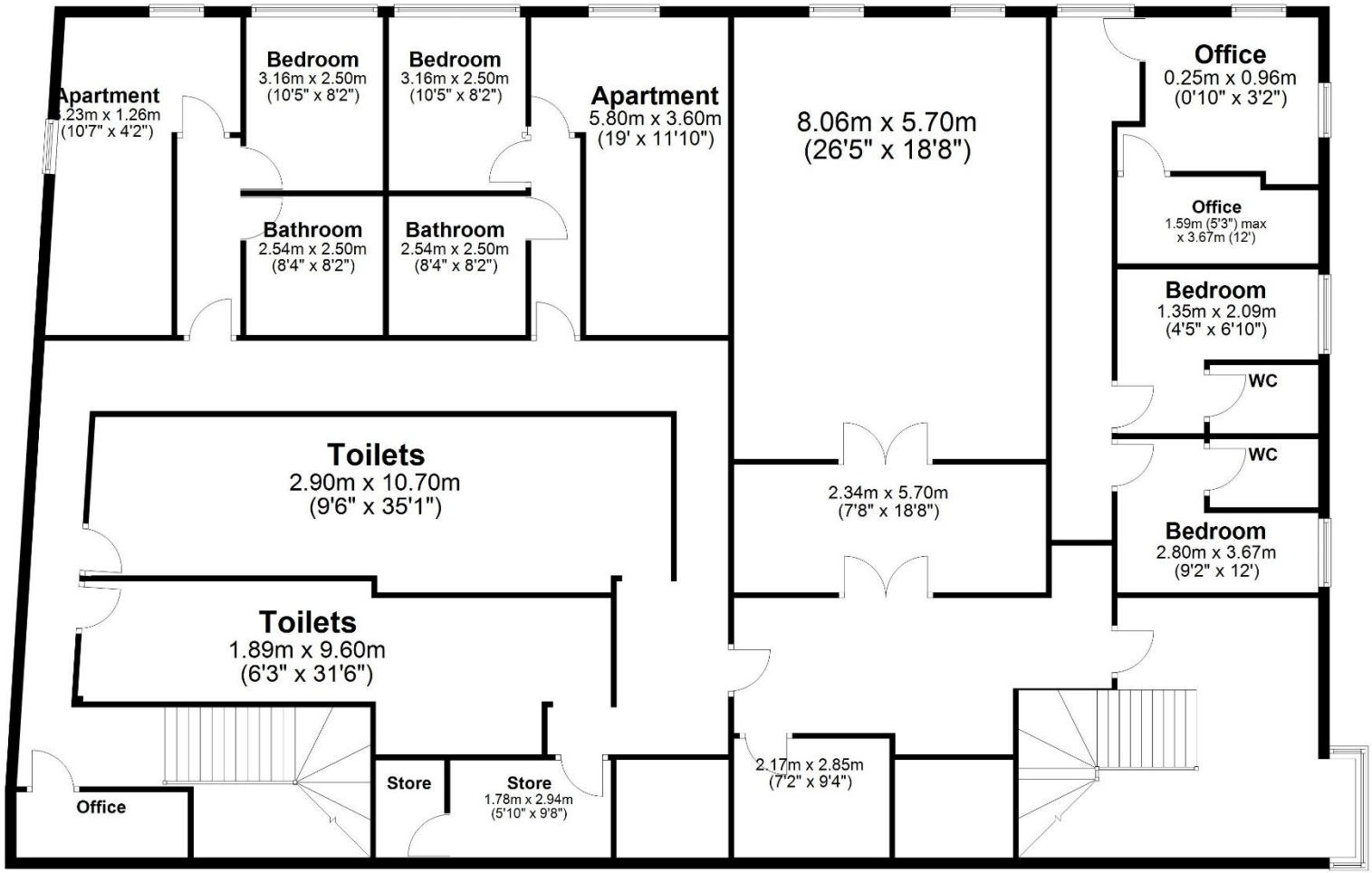
First Floor

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



Second Floor

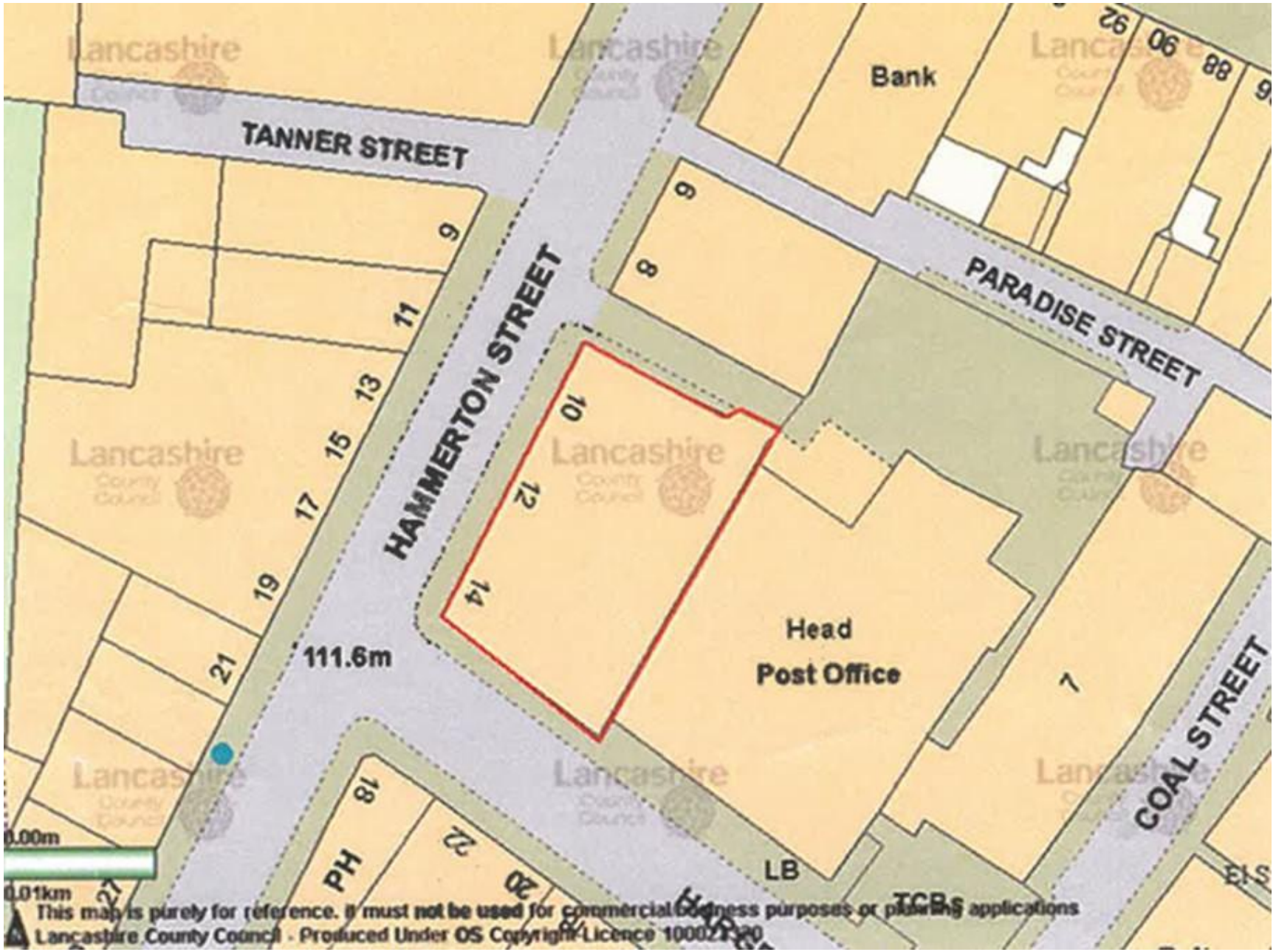
Approx. 358.8 sq. metres (3861.8 sq. feet)



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

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.

TITLE PLAN



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