

FOR SALE



Detached stone built property on the edge of Burnley town centre

5-7 Canning Street, Burnley, Lancashire, BB12 0AE

- ✿ Highly prominent detached stone building positioned on the edge of Burnley town centre
- ✿ Positioned close to Asda, McDonald's, and Burnley College
- ✿ Forecourt parking and loading at the front of the site
- ✿ Office accommodation on the first floor, which could be converted into apartments (subject to planning)
- ✿ Currently trading as a seafood merchants with a retail unit at the side and offices on the first floor
- ✿ Potential redevelopment site, located near Nandos, Reel cinema and Tacobell
- ✿ Solar panels, air conditioning, and UPVC double glazing
- ✿ Free business rates for eligible occupiers

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

Location

The property is positioned in a prominent location on the edge of Burnley town centre opposite the university of Central Lancashire, Asda, and McDonalds.

The property is within half a mile of junction 10 of the M65 motorway and within walking distance of Burnley town centre.

Burnley has a population of approximately 78,000 residents, and is well positioned being within a short drive of Blackburn, Skipton, and The Ribble Valley.

Description

A detached stone building, which has traded as a seafood merchants for many years.

The property offers refrigerated workshop and storage space on the ground floor together with a retail unit at the left hand side. The first floor comprises of multiple offices, WC, and kitchen facilities.

The property occupies a highly prominent position and may be suitable for redevelopment, subject to obtaining the necessary planning consent. The offices on the first floor could be converted into residential living accommodation.

The site has forecourt parking to the front of the building, and is suitable for various businesses. The property has air conditioning, solar panels, and an EV charging point.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
First Floor		
Storage, Offices & W/C Facilities	1,641.3	152.5
Ground Floor		
Prep Room, Freezers, & Refrigerators	1,641.3	152.5
GIA	3,282.6	305

Purchase Price

Offers in the region of £350,000.

Tenure

Understood to be freehold.

Vat

Whiteacres have been verbally informed the purchase price is not subject to VAT. This information must be checked and verified prior to making a legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £7,500 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.

Services

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

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.

Legal Costs

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

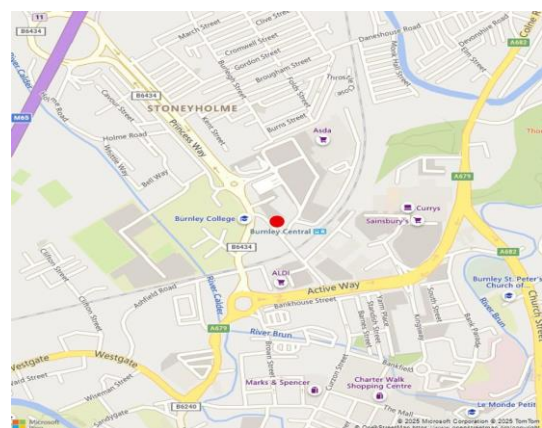
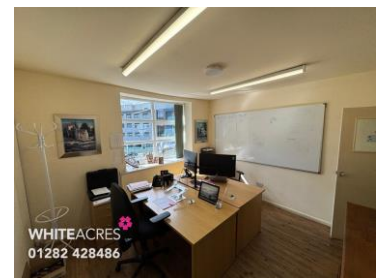
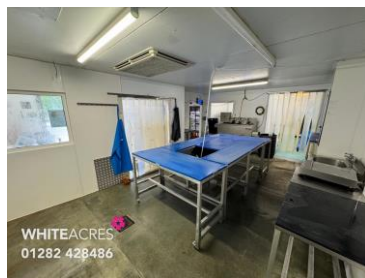
Viewings

Please contact the agents:

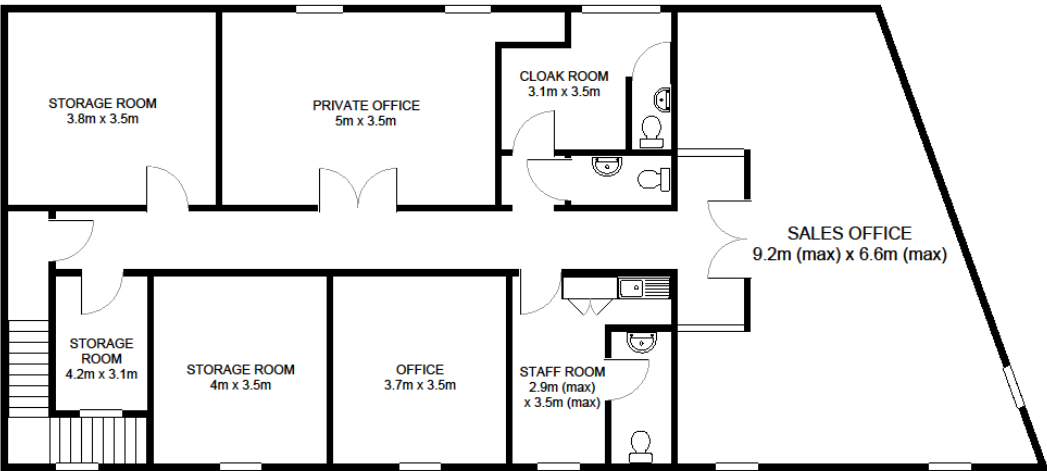
Kelly McDermott
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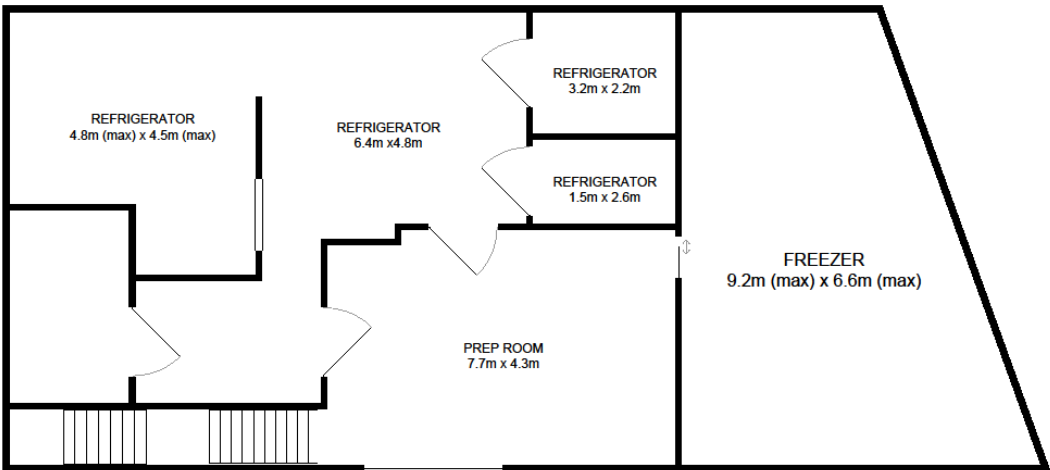
Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG



TWO STOREY RETAIL UNIT WITH OFFICES
(approx 304.9 sq meters, 3282.6 sq ft)



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

HM Land Registry
Official copy of
title plan

Title number **LAN103541**
Ordnance Survey map reference **SD8333SE**
Scale **1:1250**
Administrative area **Lancashire : Burnley**



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