

FOR SALE



Former farm shop/restaurant sitting on a plot over 8 acres

Former Roaming Roosters, Barrowford Road, Higham, Burnley, Lancashire, BB12 9ER

-  Former farm shop, restaurant, coffee shop and large barn
-  High spec. building with solar panels, LPG heating with combi boiler and full security alarm system
-  Substantial plot of land extending to over 8 acres (3.2 hectares)
-  Ideal for restaurant, play barn, farm shop, car/caravan sales or a hair & beauty use (subject to planning)
-  Detached portal frame building in prime main road location with 160 on-site car parking spaces
-  Mix of brick and timber cladding with lots of windows & doors providing excellent natural light
-  Highly prominent site with modern buildings extending to 4,625 sq ft
-  Planning consent approved for six detached houses

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

Location

The property is located on Barrowford Road (A6068) in Higham in a highly prominent heavily trafficked location.

The property is close to various villages including Higham, Fence and Barrowford and within a 30 minute drive of both Manchester & Skipton.

The M65 and national motorway network is also within a 10 minute drive of the property.

Description

A modern detached steel portal frame building which has traded in the past as Roaming Roosters, but more recently has been used for storage.

The property was previously used as a restaurant, commercial kitchen, farm shop, prep area, and offices (please see attached floorplans).

The premises is clad in a mix of timber and brick with lots of glazing and good natural light. The buildings have LPG heating from a new combi boiler, feature lighting and laminate wood flooring.

The site has planning consent for the construction of six detached houses, further details of which are available from our offices.

Externally there is a substantial car park for approximately 160 vehicles and the site is set in a plot which extends to over 8 acres (3.2 hectares)

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor		3,099.5	287.94
First Floor		1,526.2	141.78
GIA		4,625.7	429.73

Purchase price

Offers in the region of £1,250,000 plus VAT.

Vat

We have been verbally informed that the purchase price will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £37,750 per annum.

A prospective purchaser will only pay a proportion of this figure depending on their circumstances and should contact Pendle Borough Council on 01282 661661 to confirm further details.

Planning

The property has previously been used as a farm shop, restaurant, coffee shop, and offices.

The site has planning consent approved for the erection of six detached houses, copies of which are available on request.

Further enquiries relating to the planning should be made directly to Pendle Borough Council on 01282 661661 or please visit their planning portal.

Services

We understand the property has access to mains water, electricity and uses LPG for heating.

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

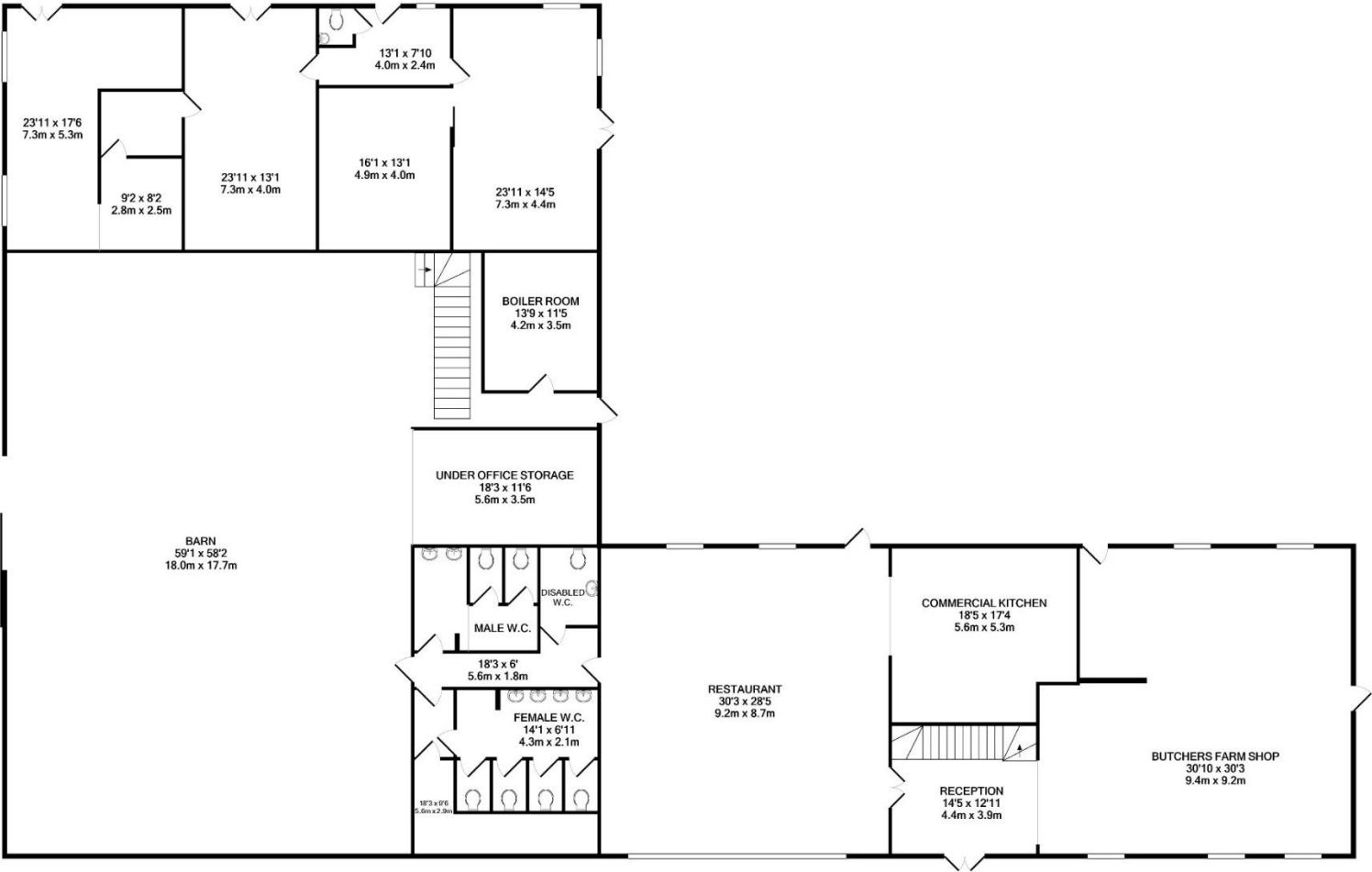
Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

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GROUND FLOOR



FIRST FLOOR

