

FOR SALE



Stone built office premises with large fenced car park

Greys House, 102-104 Westgate, Burnley, Lancashire, BB11 1SD

- ✿ Highly prominent detached office premises with substantial car park
- ✿ Two storey stone building with central heating
- ✿ Approximately 20 onsite car parking bays
- ✿ Potentially suitable for conversion into flats or HMO's (subject to planning)
- ✿ Occupied for many years as a car sales pitch
- ✿ Planning consent approved for a digital sign erecting on the gable wall
- ✿ Ideal for surgery, clinic, or offices
- ✿ Highly prominent position close to junction 10 of the M65 motorway

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

Location

The property is located on Westgate opposite Chorley Nissan on the edge of Burnley town centre.

The site is in a mixed residential and commercial location within half a mile of junction 10 of the M65 motorway.

Description

A detached stone built former public house located on a main arterial route into Burnley town centre.

The property has been used as offices in the recent past together with a car sales pitch to the side of the premises.

The building comprises of various offices and has parking onsite for approximately 20 vehicles (parked strategically).

The site would be suitable for a clinic, doctors surgery, office premises, car sales pitch, or conversion into HMO's (subject to obtaining the necessary planning consent).

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		1,308.9	121.6
First Floor		1,308.9	121.6
GIA		2,617.8	243.19

Purchase price

Offers in the region of £350,000 plus VAT.

Vat

Whiteacres have been advised that the purchase price is 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 as follows:

Ground Floor Office 2 - £3,650 per annum
Ground Floor Office 3 - £840 per annum
First Floor Office 12 - £2,200 per annum
First Floor Office 13 - £2,200 per annum
First Floor Office 15 - £1,325 per annum
First Floor Office 16-17 - £1,425 per annum

The prospective buyer 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

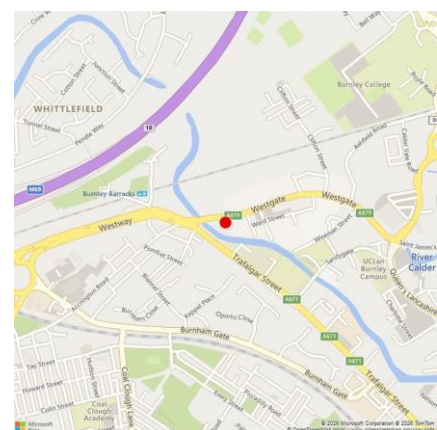
Each party is to be responsible for their own legal costs.

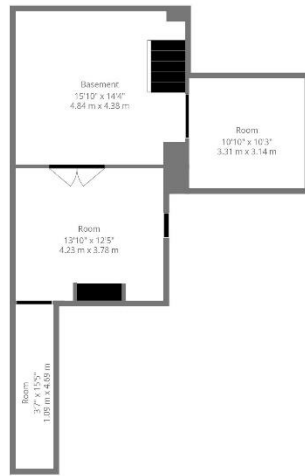
Viewings

Please contact the agents:

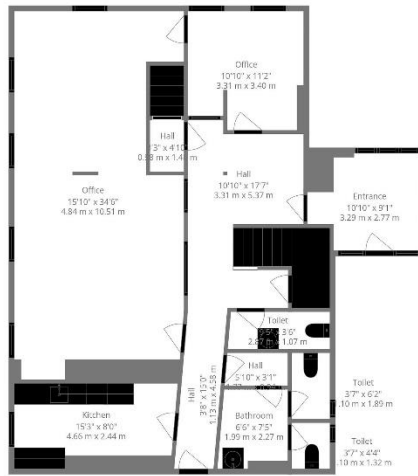
Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

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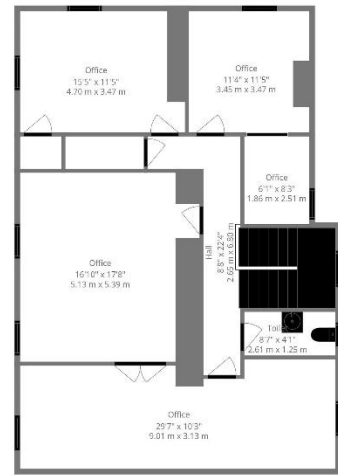




Basement 1



1st Floor



2nd Floor

TOTAL: 2576 sq. ft, 240 m2
 Basement 1: 115 sq. ft, 11 m2, 1st floor: 1246 sq. ft, 116 m2, 2nd floor: 1215 sq. ft, 113 m2
 EXCLUDED AREAS: ROOM: 237 sq. ft, 22 m2, BASEMENT: 228 sq. ft, 21 m2, HALF BATH: 33 sq. ft, 3 m2,
 HALL: 17 sq. ft, 2 m2, UNDEFINED: 15 sq. ft, 1 m2, WALLS: 228 sq. ft, 20 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.