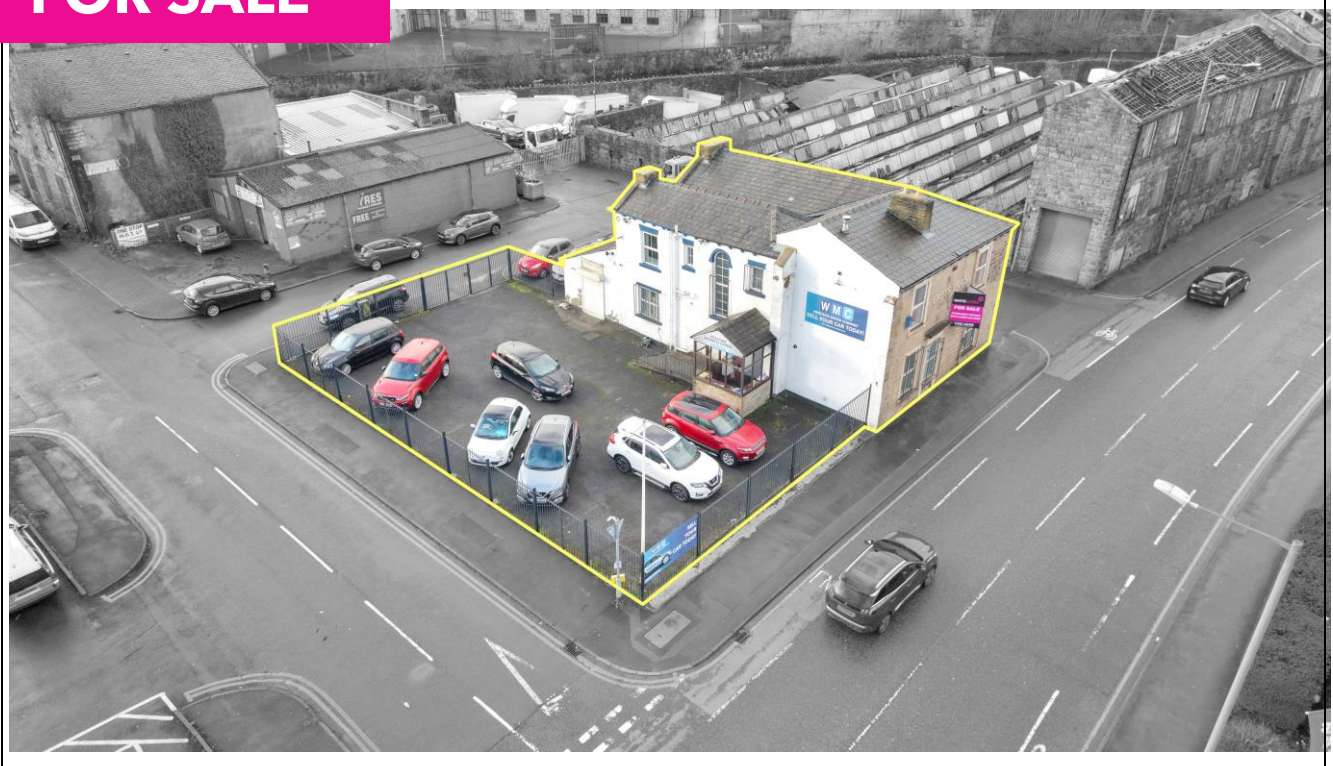


FOR SALE



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)
- ✿ To be sold by auction over two days commencing the 28th of October (BTG Eddisons)
- ✿ 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	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

Guide price £275,000 plus VAT.

Vat

Whiteacres have been advised that the purchase price is subject to VAT at the prevailing rate.

Auction date

The property is to be offered in Eddison's October Livestream auction which is taking place over 2 days and commences on the 28th of October 2026.

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.

Enquiries

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

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.

