

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



6 BRIGHT STREET BURNLEY BB10 1JG

- Long established service provider.
- Neighbourhood location between Barden Lane and Colne Road.
- 306 sq. ft.

LOCATION

Bright Street connects Colne Road at the traffic lights with Ivy Street to the North of Burnley town centre and interconnects with Barden Lane within a residential area.

DESCRIPTION

A detached single-storey building of stone construction with a slate roof. Internally there are two rooms with a sink and a WC and there are stairs to the roof space which accommodates a small work area.

ACCOMMODATION

| | |
|-----------|-------------|
| Room 1 | 155 sq. ft. |
| Room 2 | 151 sq. ft. |
| Roofspace | 108 sq. ft. |
| Single WC | |

SERVICES

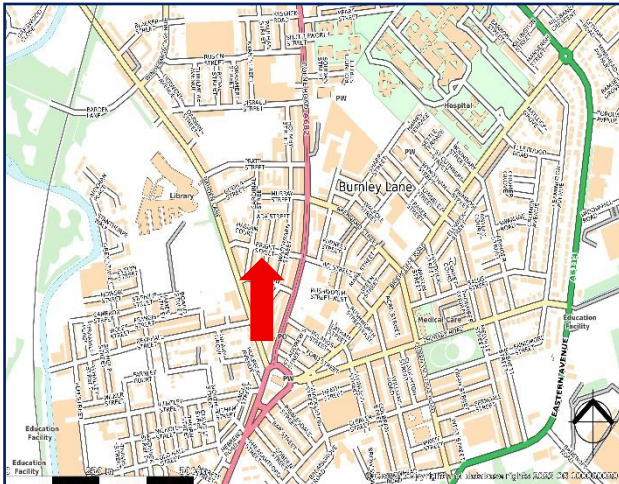
All mains services are connected.

SERVICES RESPONSIBILITY

It is the incoming purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.



RATING

The Rateable Value is £2,000. Sole occupiers will receive 100% discount under the Small Business Rate Relief Scheme. Contact Burnley Borough Council on 01282 425011 for details.

TENURE

Long Leasehold balance of 999 years from 12th April 1902 at a peppercorn rental.

RESTRICTIVE COVENANT

We understand that residential use will not be permitted within this building.

PRICE

£67,500

VAT

VAT is not charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC Energy Rating of D.

LEGAL COSTS

Each party to pay their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: SJ.KC.2604.16923 Email: stephen@tdawson.co.uk



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