



## Highly Prominent Retail Premises

### FOR SALE

**1 COW LANE &  
134-138 ST. JAMES'S STREET  
BURNLEY  
LANCASHIRE  
BB11 1NR**

**4,356 Sq Ft (404.67 Sq M)**

- Prominent town centre location finished to an extremely high standard.
- Extensive ground floor retail accommodation together with workshop facility.
- Upper floors offer potential for conversion into residential subject to obtaining planning.
- Potential to split.
- Loading Bay with 40 min parking.

### Location

The property is situated on St James Street the main retail thoroughfare through Burnley town centre. The property has a return frontage to Cow Lane and other occupants in the immediate vicinity include Marks & Spencer's and Charter Walk Shopping Precinct.

### Description

A substantial retail property of stone construction beneath a pitched slate roof with a return frontage to St James Street and Cow Lane.

The property comprises four distinct premises including 1 Cow Lane, 134, 136 and 138 St James Street. The property is laid out in such a manner that it would suit splitting into various individual ground floor retail units with separate access available to the upper floors providing further development potential.

The premises are currently occupied by an Art Gallery with a picture framing workshop.

There are large usable basement storage / workshop areas.

The property is mainly open plan and has recently been completely refurbished to a high standard.

### Accommodation

#### Ground floor

1 Cow Lane	26.7 sq.m	288 sq.ft
134 St James Street	19.63 sq.m	211 sq.ft
138 St James Street	59.01 sq.m	637 sq.ft
136 St James Street	30.09 sq.m	455 sq.ft

#### First Floor

138 St James Street	44.52 sq.m	479 sq.ft
136 St James street	48.67 sq.m	524 sq.ft
1 Cow Land & 134 St James street	49.78 sq.m	536 sq.ft

#### Second Floor

Storage	19.35 sq.m	208 sq.ft
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#### Basement

Storage/workshops	94.55 sq.m	1018 sq.ft
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All areas are quoted net internal. WC's are located within the first floor



### Planning

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority. The property is within the town centre Conservation area and is locally listed.

### Price

£295,000

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £12,750 per annum (2024/25). The occupier is likely to benefit from Small Business Rates Relief and should contact Burnley Borough Council to confirm on 01282 425011.

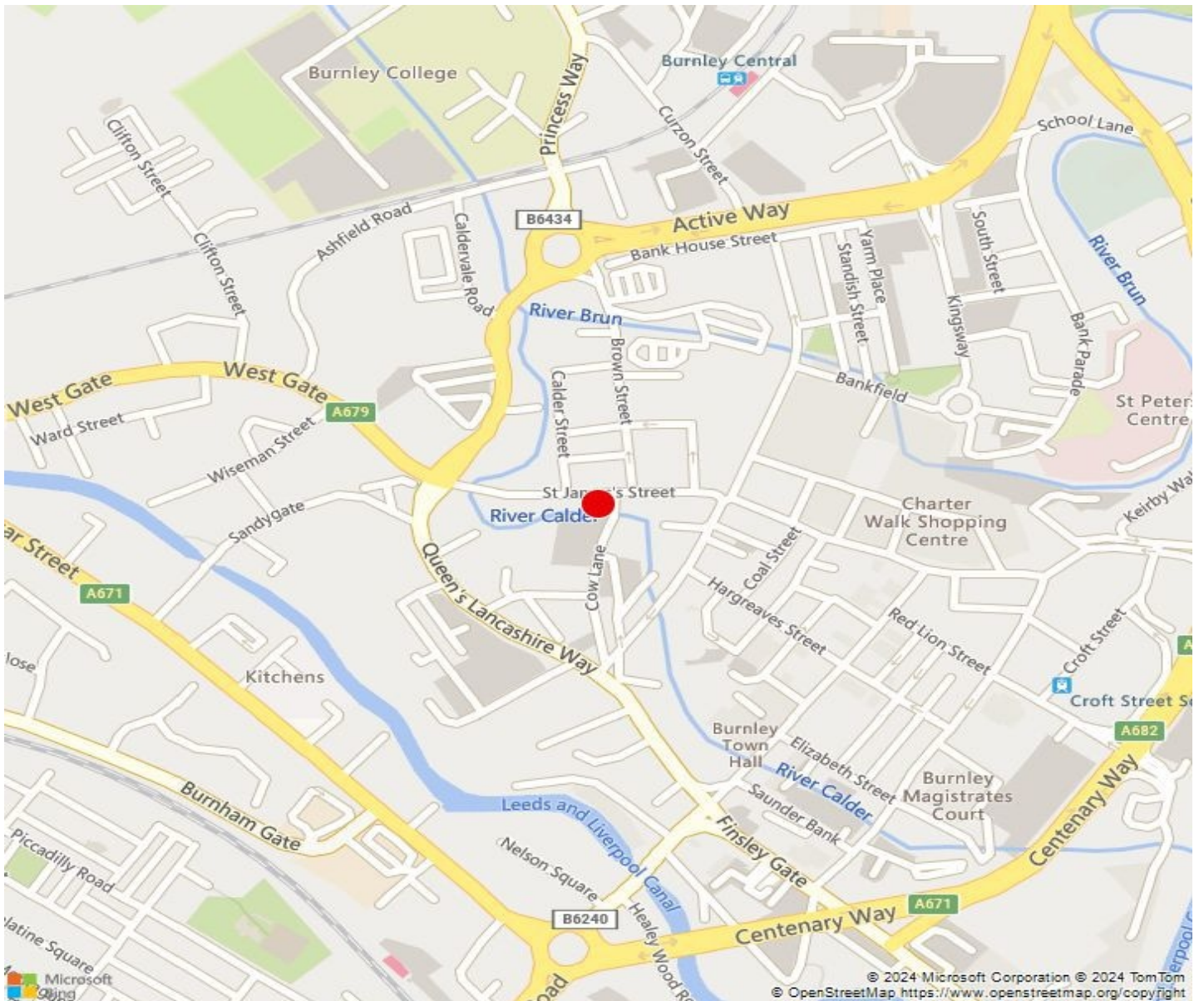
### Services

All mains services are available and the property has the benefit of gas fired central heating.

### Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each Party is to be responsible  
for their own legal costs  
incurred.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

