



Prominent restaurant premises in popular village location

FOR SALE

**558-560 BURNLEY ROAD
ROSSENDALE
LANCASHIRE
BB4 8NE**

2,278.84 Sq Ft (211.7 Sq M)

- Attractive stone built property with excellent frontage to Burnley Road.
- Well presented ground and lower ground restaurant with a self contained duplex flat.
- Ideal for restaurant and bar use or may suit conversion into retail, office or hair and beauty use subject to planning.
- Popular village centre location.
- Highly prominent main road position with parking close by.

Location

The property is situated on Burnley Road (A682) in the centre of Crawshawbooth village, a popular location in the Borough of Rossendale within a short drive from Rawtenstall.

There are numerous established businesses in the nearby vicinity including various independent retailers, pubs and bars.

Description

An attractive stone built, end terrace property which has been occupied for many years as a restaurant. The ground floor comprises a spacious, open plan dining and bar area, a kitchen and male and female WC's. To the lower ground, connected to the kitchen is an additional preparation room and a series of useful store rooms.

Accessed to the rear of the property is a self contained, duplex apartment comprising 3 bedrooms, a living room, dining room, large kitchen and bathroom.

Occupying a prominent roadside position, the property benefits from an excellent return frontage to Burnley Road and would be ideal for restaurant, bar, retail or hair and beauty use subject to the appropriate planning consent.

Tenancies

The first floor apartment is let on an Assured Shorthold Tenancy Agreement at a current passing rent of £4,800 per annum.

Accommodation

560 Burnley Road
Ground Floor Restaurant
Dining / bar area 50.38 sq.m 542.3 sq.ft
Kitchen 18.36 sq.m 197.6 sq.ft
Male / female WC's 5.72 sq.m 61.6 sq.ft

Lower ground floor
Preparation area 22.78 sq.m 245.2 sq.ft
Store room 1 15.34 sq.m 165.1 sq.ft
Store room 2 11.71 sq.m 126 sq.ft

558 Burnley Road
First Floor
Living room 13.87 sq.m 149.3 sq.ft
Dining room 7.34 sq.m 79 sq.ft
Bedroom 1 9.86 sq.m 106.1 sq.ft
Bedroom 2 9.01 sq.m 97 sq.ft
Kitchen 13.28 sq.m 142.9 sq.ft
Bathroom 5.46 sq.m 58.8 sq.ft

Second Floor
Bedroom 3 22.7 sq.m 244.3 sq.ft
Store 5.9 sq.m 63.5 sq.ft

GIA: 211.71 sq.m 2,278.7 sq.ft



Planning

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

Price

£285,000

Business Rates

We are informed by the Valuation Office Agency Website that the ground and lower ground floor restaurant has a Rateable Value of £9,600 per annum (2024/25). The occupier is likely to benefit from Small Business Rates Relief and should contact Rossendale Borough Council to confirm on 01706 217777.

The first and second floor apartment has a separate Council Tax banding - Band A.

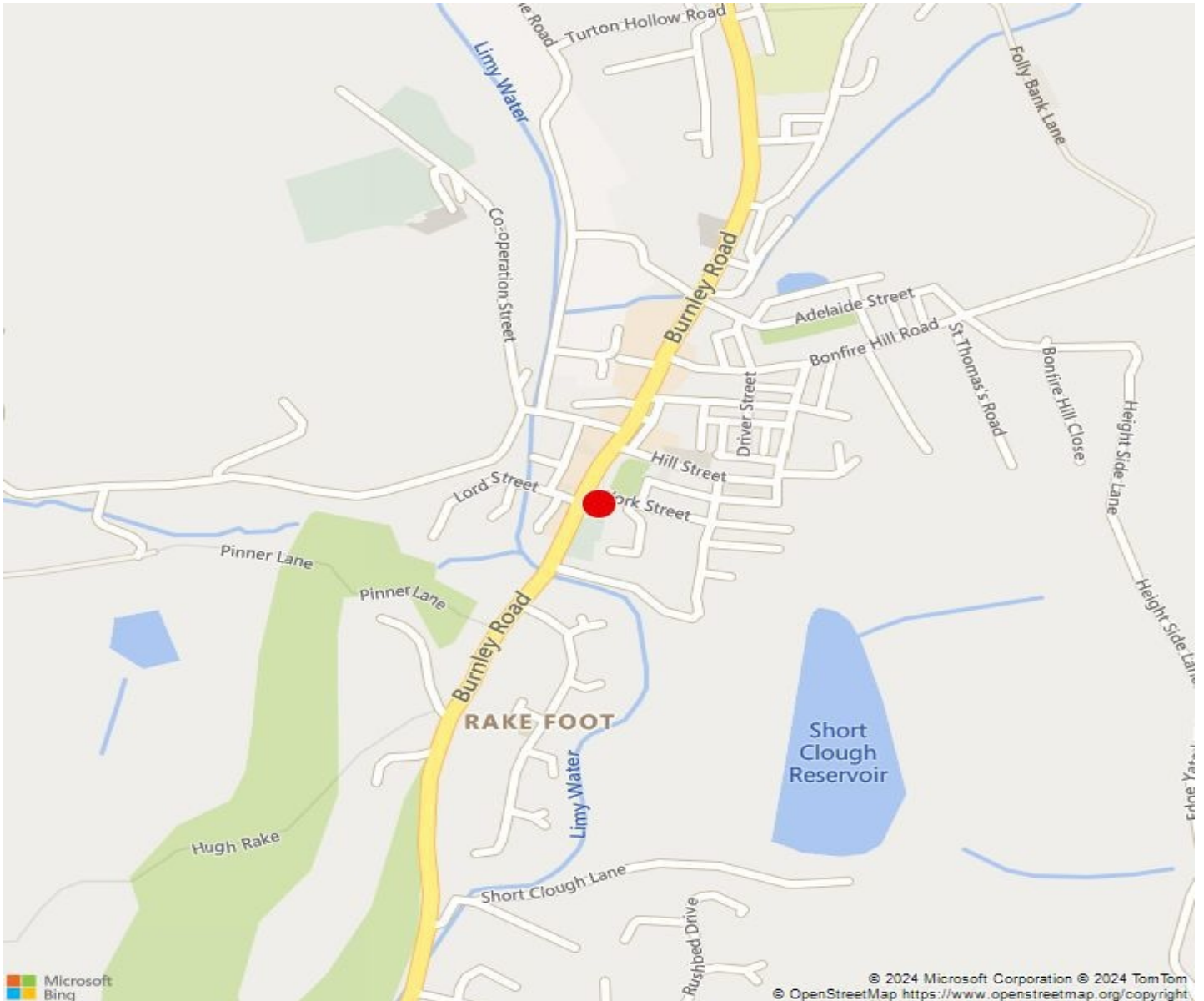
Services

The property has the benefit of all mains services including 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.

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.

