



 1
Bedroom

 1
Bathroom



This property is located on Accrington Road, Burnley, a very busy street for shops and take-aways. Surrounded by residential homes, this shop is in the perfect location for a thriving business. Ideal property for any investor or individual wanting to start their own business.

LOCATION

This property is located on Accrington Road, Burnley, a very busy street for shops and takeaways. Surrounded by residential homes this shop is in the perfect location for a thriving business.

DESCRIPTION

A total of £1600.00 potential income per month for this property. The ground floor of the property is a running Take-away store that sells pizzas and kebabs with a seating area for customers also with delivery options. This take-away brings in £1,200.00 per month rent and has 5 years remaining on the lease, perfect for investors. The second floor consists of a cold room which is can be used by the business downstairs. It is currently vacant. It can also be for residential use which comprises a lounge area, kitchen, bathroom that has vinyl and all the necessary fittings; and an open bedroom with a potential income of £400.00 per month subject to the buyer.

MEASUREMENTS

Ground floor/shop Floor L 10m x 7.5m W

1st floor

Kitchenette- L 3.1m x 3.8m W

Bathroom L4m x 2.5m W

Bedroom- L3.1m x 4.1m W

Loft 1- L 3.5m x 3.5m W

Loft 2- L4.1m x 3.2m W

Price

£ 159,995

Services

The property has the benefit of all main services including a substantial power supply and gas central heating. The property also benefits from full double glazing.

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.

Planning

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

Business Rates

The Business rate is paid by the tenants.

Legal Costs

Each party is to be responsible for its own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

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

