




 1
Bedroom

 1
Bathroom



1 Bedroom flat & commercial ground floor retail Shop.

On Sale!! Commercial shop & 1 bedroom flat.

LOCATION

The commercial property is situated in Burnley just off Barden Lane which is just a short walk away from local transport links and local amenities. It is an established commercial location, being surrounded by family homes & schools.

DESCRIPTION

The property is equipped with gas central heating and also has double glazing through out.

For the 1 bedroom flat above you could potentially get £4,000 per annum and the shop is bringing in £7000 per annum for the commercial Shop.

This property is freehold.

ACCOMMODATION

Ground Floor

L 8.58m x W 4.23m

First Floor

L 8.77m x W 4.2m

Bathroom L 2.8m x W 1.7m

Second Floor

L 4m x W 5.85m

PRICE

£79,995

SERVICES

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

SERVICES RESPONSIBILITY

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

PLANNING

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

LEGAL COSTS

Each party is to be responsible for their 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 rat

