SUBSTANTIAL LICENSED
RESTAURANT PREMISES

FOR SALE / TO LET

61 Marsden Road
Burnley
Lancashire
BB10 2BZ

Size: 188.03 Sq.m (5,253.15 sq.ft)

• Attractive stone built restaurant premises
• Prominent roadside location
• Further dining area/function room to the first floor
• Private car park to the rear
LOCATION
The property is situated on the outskirts of Burnley town centre in a prominent location at the junction of Marsden Road and Briercliffe Road (A682). Briercliffe Road is the main thoroughfare leading into the centre of town and it also connects users to Nelson, Brierfield and Harle Syke. The surrounding area is predominantly residential with Burnley General Hospital also being within the immediate vicinity.

DESCRIPTION
A detached premises of traditional stone construction beneath a pitched slate roof. The property has been occupied for a number of years as a restaurant and comprises on the ground floor, an attractive dining area and bar featuring natural stone walling, together with an open plan kitchen, rear storage and WC facilities.

The first floor offers an additional dining area/function room with an inbuilt bar and WC facilities. In addition, the first floor is currently configured into partial living accommodation, comprising two bedrooms, a bathroom and kitchen.

Externally there is an outbuilding to the rear offering further storage accommodation.

ACCOMMODATION

**Ground Floor**
Dining area, Bar, Kitchen
Ladies, Gents and disabled WC’s
Store
Utility 264.39 sq.m (2,845.82 sq.ft)

**First floor**
Function room
Kitchen
Ladies and Gents WC’s
Living
Accommodation 223.65sq.m (2,407.33 sq.ft)

**GIA** 188.03 sq.m (5,253.15 sq.ft)

SERVICES
The property has the benefit of all mains services.

SERVICES RESPONSIBILITY
It is the prospective Purchaser’s / Tenant’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 / Tenant’s responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES
We are informed by the Valuation Office Agency Website that property has a Rateable Value of £15,500 per annum (2018/19).

PRICE
£225,000 (Two hundred and twenty five thousand pounds).

RENT
£20,000 per annum (Twenty thousand pounds).

TERMS
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

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 rate.

VIEWING
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