



## SUBSTANTIAL TOWN CENTRE RETAIL / CAFÉ PREMISES WITH REFURBISHED APARTMENT ABOVE.

### FOR SALE

10 St James Street  
Burnley  
Lancashire  
BB11 1 NG

Size: 225 sq. m 2,421.86 sq.ft

- Prominent retail premises with self contained apartment above.
- First floor ancillary storage with potential for conversion into an additional apartment subject to planning.
- Fully glazed fronted ground floor retail accommodation, with fully fitted commercial kitchen.
- Nearby occupiers include Charter Walk Shopping Centre, Primark, Boots and Costa Coffee.

## LOCATION

The property occupies a mid parade position on St James Street, the main pedestrianised thoroughfare leading into Burnley town centre. The property is situated within near proximity to Charter Walk Shopping Centre, the main shopping precinct within the town centre.

## DESCRIPTION

An imposing Grade II listed premises of traditional construction beneath a pitched slate roof. Occupied for a number of years as a coffee shop, the property briefly comprises a ground floor café and bar area with a fully fitted commercial kitchen. The first floor comprises two large store rooms and to the second and third floor is a self contained two bed roomed apartment which has been refurbished to a high standard. This comprises a modern fitted kitchen/dining room, a spacious living room and a shower room. The third floor comprises of two bedrooms.

The living accommodation can currently be accessed via the ground floor however has the benefit of an external staircase access to the rear of the property. Similarly, access to the first floor could be created from the existing stairwell allowing the potential for conversion of the first floor into an additional apartment subject to planning.

The ground floor would be ideally suited to a similar café use however would lend itself to a variety of retail and office uses.

## ACCOMMODATION

### Ground Floor

Café		
Bar		
Kitchen	56.4 sq.m	714.76 sq.ft
DDA compliant WC	6.8 sq.m	73.2 sq.ft

### First Floor

Store Room 1	16.83 sq.m	181.16 sq.ft
Store Room 2	43.00 sq.m	462.69 sq.ft

### Second Floor

Kitchen Dinning Room	21.54 sq.m	231.92 sq.ft
Living Room	34.95 sq.m	376.2 sq.ft
Shower Room	4.66 sq.m	50.18 sq.ft

### Third Floor

Bedroom 1	16.93 sq.m	182.32 sq.ft
Bedroom 2	13.88 sq.m	149.43 sq.ft

**GIA 225.00 sq.m 2,421.86 sq.ft**

## SERVICES

The property has the benefit of all mains services including gas fired central heating to the living accommodation and air conditioning to the ground floor accommodation.

## 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

We are informed by the Valuation Office Agency Website that the ground and first floor has a Rateable Value of £17,000 per annum (2020/21).

The second and third floor apartment has a separate council tax – Band A.

## PRICE

Offers in excess of £200,000 (two hundred thousand pounds).

## LEGAL COSTS

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

## VAT

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

## VIEWING

Petty Chartered Surveyors  
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