



EXTENSIVELY REFURBISHED INVESTMENT PREMISES

FOR SALE

29-31 Bridge Street
Burnley
Lancashire
BB11 1AD

Size: 198.9 sq.m (2,141 sq.ft)

- Double fronted ground floor premises, occupied for a number of years as an established café.
- Upper floors comprising a fully refurbished flat and a bed and breakfast facility with newly fitted kitchen.
- Town Centre location close to Charter Walk Shopping Centre.
- Potential gross income of £24,000 per annum.
- All fixtures, furniture and appliances will be included in the sale.

LOCATION

The property occupies a mid parade position on Bridge Street, which is in close proximity to Charter Walk Shopping Centre, Kings Way House and a number of independent retailers on Standish Street and Curzon Street.

DESCRIPTION

A three storey mid-parade property of stone construction beneath a pitched slate roof. To the ground floor the property comprises a double fronted café with a kitchen, seating area and WC facilities.

Number 29 Bridge Street comprises a three bedroome flat which is accessed to the rear of the property. Number 31 Bridge Street offers Bed and Breakfast accommodation and comprises two bedrooms, a living room, kitchen and bathroom. Both residential units have undergone an extensive refurbishment, including a re-roofing, re-wiring, new central heating systems, new UPVC windows and a brand new kitchen to number 31.

ACCOMMODATION

Ground Floor

Café		
Kitchen		
Dining Area		
Public & Staff WC's	90.7 sq.m	976 sq.ft

First and Second Floors

Number 29

3 Bedrooms		
Kitchen		
Bathroom	56.68 sq.m	610 sq.ft

Number 31

Living room		
Kitchen		
Bathroom		
2 Bedrooms	51.57 sq.m	555 sq.ft

GIA

198.95 sq.m 2,141 sq.ft

SERVICES

The property has the benefit of 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.

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 floor café has a Rateable Value of £7,200 per annum (2021/22). No. 31, the bed and breakfast unit, has a rateable value of £1,575 per annum. Both commercial units benefit from small business rates relief.

TENNANCIES

The ground floor café is let by way of a three year lease with effect from September 2018 at a current passing rent of £8,400 per annum. The Tenant is to vacate on the expiration of their lease.

Flat Number 29 is let by way of an Assured Shorthold Tenancy on a rolling monthly basis at £10,920 per annum, inclusive of utilities.

Number 31 Bridge Street has operated as a Bed and Breakfast business for several years. The purchaser could continue to operate on a short term letting basis or could re-let as a single flat.

PRICE

£185,000 (One hundred and eighty five thousand pounds).

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT is not charged on the Sale price.

VIEWING

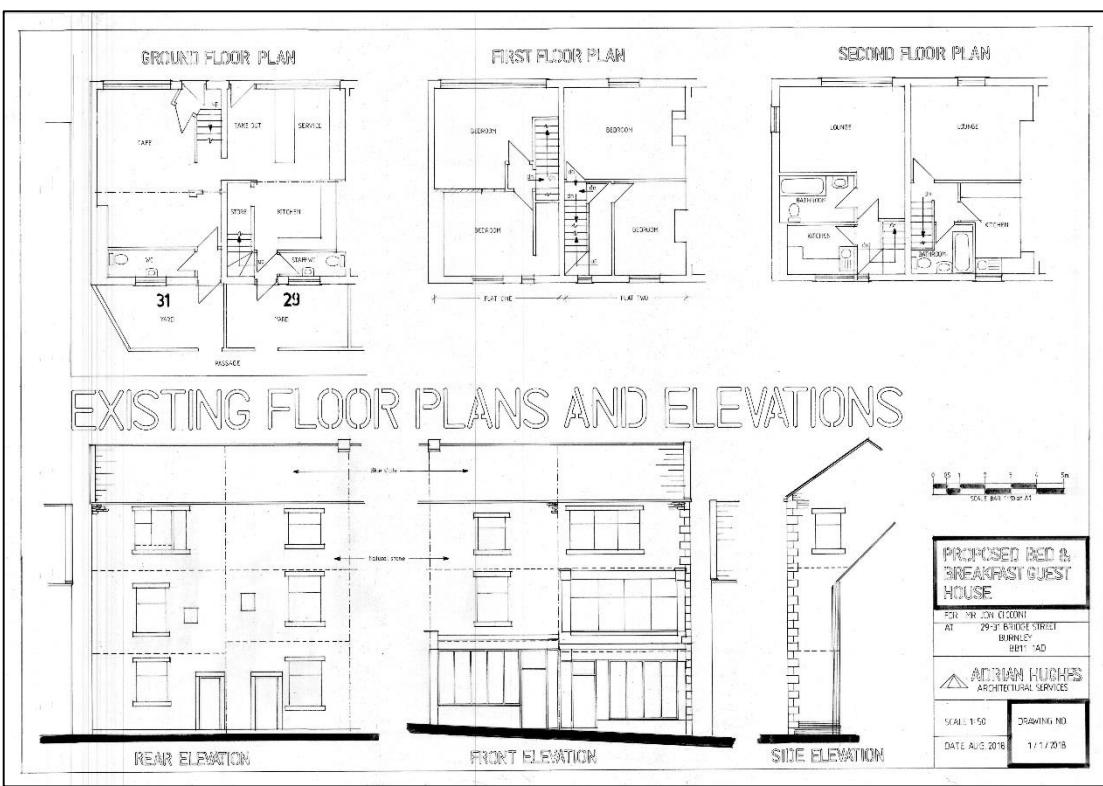
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