



## FORMER HAIRDRESSING SALON

### FOR SALE BY AUCTION

12 Moor Lane  
Padiham  
Burnley  
BB12 8LZ

Size: 35.24 sq.m (379 sq.ft)

- Former hair salon on the edge of Padiham town centre.
- Close to residential area.
- May suit alternate uses subject to planning consent.

## OVERVIEW

For sale by the Modern Method of Auction:  
Starting bid price £35,000 plus reservation fee.  
This property is for sale by the Lancashire  
Property Auction powered by "iam-sold".

## LOCATION

The property is situated on the edge of Padiham town centre just off Burnley Road at its junction with the roundabout close to the Church.

## DESCRIPTION

A mid parade property of stone construction with a slate roof. The property has been occupied as a hairdressing salon for many years and comprises of an entrance porch, salon with two front washbasins and a store. The first floor offers additional storage accommodation and a WC.

## ACCOMMODATION

Gross internal floor area 35.24 sq.m (379 sq.ft)

## SERVICES

We understand that there are mains supplies of electricity and water and drainage is to public sewer.

## 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 property qualifies for Business Rate Relief and as such no rates are payable on the premises.

## PRICE

£ 35,000 (thirty 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

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

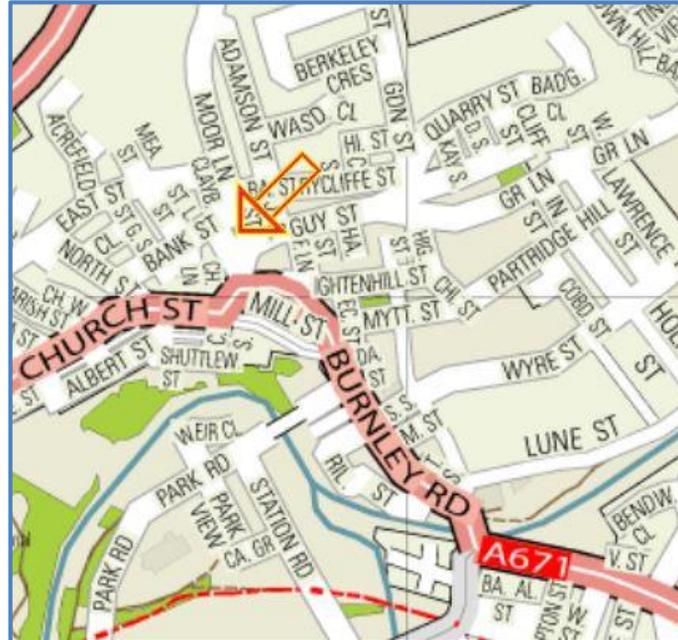
## VIEWING STRICTLY BY APPOINTMENT.

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## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contacts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2 % including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk).

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID – contact Katy Wilson on 0161 300 7100 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

