

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



**33a PARKER LANE
BURNLEY
BB11 2BU**

- Freehold town centre professional office.
- Close to William Thompson and Grimshaw Street car parks.
- Four offices and reception.

LOCATION

Opposite the public library at the junction of Parker Lane and Grimshaw Street and close to Burnley Bus Station and all the town centre facilities.

DESCRIPTION

A three storey premises with walls of sandstone and brick and a modern UPVC frontage with ornate wooden frame.

At ground floor a reception with two partition interview rooms and a rear single storey extension incorporating the kitchen and ground floor WC.

At first and second floors, two offices per floor and a WC at second floor.

ACCOMMODATION

Ground floor

Reception/two x interview	38.39 sq. m (413 sq. ft.)
Kitchen	11.98 sq. m (129 sq. ft.)

First floor

Front office	18.16 sq. m (195 sq. ft.)
Rear office	10.55 sq. m (114 sq. ft.)

Second floor

Front office	17.31 sq. m. (186 sq. ft.)
Rear office	12.71 sq. m. (137 sq. ft.) (Plus WC)

EXTERNALLY

Externally there is a small walled area.

SERVICES

All mains services are connected. Gas central heating. It is the prospective purchase's responsibility to verify that all services are suitable for their requirements.

PLANNING

A locally listed building (by resolution of the Burnley Borough Council) significant through its character and distinctiveness to the area. Contact planning at Burnley Borough Council on 01282 425011 for further details.

RATING

The premises has a rateable value of £4,300. No rates to pay for a sole occupier under the Small Business Rate Relief scheme. Contact Burnley Borough Council for details.

TENURE

Freehold we are informed.

PRICE

£175,000

VAT

VAT is not charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Energy Rating of D.

LEGAL COSTS

Each party to be responsible for their own costs.

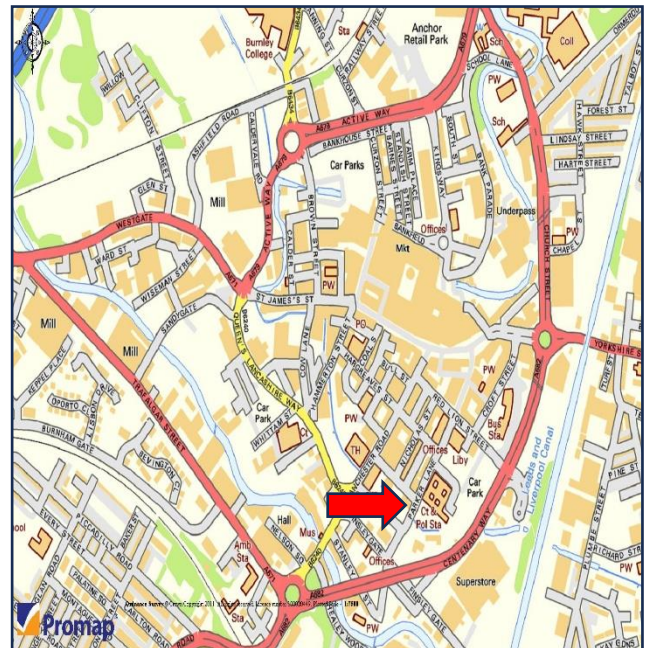
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: SJC KC 2405 email stephen@tdawson.co.uk





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