



## TOWN CENTRE RETAIL AND OFFICE INVESTMENT

# FOR SALE

YORKE HOUSE  
1-5A YORKE STREET  
& 41 MANCHESTER ROAD  
BURNLEY  
LANCASHIRE  
BB11 1HD

3775 SQ. FT

(350.7 SQ. M)

### Property Information

- Five ground floor retail/office units.
- Eight upper floor office suites.
- Producing £20,444 per annum rental.
- 6 offices and 1 retail unit vacant.
- Income growth potential.

## LOCATION

Situated at the corner of Yorke Street and Manchester Road, one of the busiest routes into the town centre, next to the Burnley Mechanics and Town Hall, The building is in a mixed commercial area comprising retails and professional practices.

## DESCRIPTION

A three storey corner property with four ground floor retail/office units and one lower ground office user with office suites to the upper floors.

## ACCOMMODATION

(net internal areas)

### Retail

41 Manchester Rd (Barbers)	68 sq.m.	732 sq. ft.
1A Yorke Street (Hairdressers)	14.1 sq. m.	152 sq. ft.
3 Yorke Street (Vacant)	36.13 sq.m.	389 sq. ft.
5 Yorke Street (Salon)	20.3 sq. m.	219 sq. ft.
5A Yorke Street (Lower Ground Office)	62.4 sq. m.	672 sq. ft.

### First and Second Floors

9 Office Suites	149.68 sq.m.	1,611 sq. ft.
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## PLANNING

The building is located within the Burnley town centre conservation area and is Grade II listed. Enquiries should be made to Burnley Borough Council Planning & Estates 01282 425011.

## SERVICES

The premises benefits from mains water and electricity. Each office benefits from its own metered electricity supply.

## 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 of their purpose.

## TENANTS

Four tenants occupy ground floor and lower ground floor units and two tenants occupy three office suites at a combined total £20,444 per annum. The lease of 41 Manchester Road expires May 2020, the lease of 5A Yorke Street expires January 2019. The remaining tenants are on annual tenancy agreements or holding over.

## TENURE

Freehold.

## PRICE

£275,000 (Two Hundred and Seventy Five Thousand Pounds)

## BUSINESS RATES

Details available upon request.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

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

## VAT

VAT is no charged on the sale price.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk