

MULTI USE

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

TOWN CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

**CURRENTLY DIVIDED INTO VARIOUS BEDROOMS FROM PREVIOUS USE
AS HOMELESS SUPPORT CENTRE**

1142.33 SQ.M. (12,297 SQ.FT.)



4 – 6 ELIZABETH STREET
BURNLEY
BB11 2BQ

LOCATION

Situated on Elizabeth Street at its junction with Nicholas Street at the edge of Burnley town centre.

Elizabeth Street is accessed from Manchester Road one of the main arterial routes into the town centre. In this area of Burnley town centre there has been various successful residential development projects undertaken including the former Endsleigh Insurance building and former council offices on Nicholas Street.

DESCRIPTION

Three storey stone built premises beneath a pitched slate roof. The ground and first floors are divided to comprise various bedrooms with the lower ground floor providing further rooms, offices, stores and communal kitchen areas.

To the rear of the property is a single storey brick built extension beneath a northlight roof which was last utilised as a communal break out area.

ACCOMMODATION

Ground Floor	340.56 sq.m.	3,666 sq.ft.
First Floor	340.56 sq.m.	3,666 sq.ft.
Lower Ground Floor	340.56 sq.m.	3,666 sq.ft.
Rear Extension	120.65 sq.m.	1,299 sq.ft.
Total GIA	1142.33 sq.m.	12,297 sq.ft.

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, 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.

TENURE

Freehold we are informed.

PRICE

£295,000

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

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

