*PROPERTY PARTICULARS





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

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

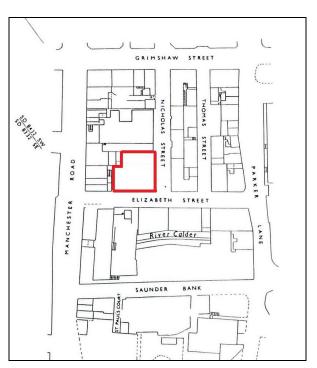
An Energy Performance Certificate has been commissioned and a copy is available upon request.

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.



Blackburn | Burnley | Bolton

www.tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.