

OFFICE

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

FOR SALE **PRICE REDUCED**

**QUALITY OFFICE BUILDING EXTENDING TO
245.8 SQ.M. (2,645.8 SQ.FT.)**

- **EXCELLENT INVESTMENT OPPORTUNITY WITH LEASEBACK OPTION**
- **FULLY EQUIPPED OFFICE SUITE WITH VARIOUS MEETING AND TRAINING ROOMS**
- **TOWN CENTRE LOCATION CLOSE TO JOB CENTRE AND VARIOUS SOLICITORS ACCOUNTANTS**



GROUND FLOOR OF BRITANNIC HOUSE
ST. JAMES'S ROW
BURNLEY
BB11 1DR

LOCATION

The property is located on a prominent position on the corner of St. James's Row and Hargreaves Street.

There are various other professional businesses in the immediate vicinity including Rapid Recruitment, Southern Solicitors, Clifford Smith Sutcliffe and Donald Race & Newton Solicitors.

The building is in a prime location in the professional area of Burnley town centre yet very close to the main high street and Barclays Bank.

DESCRIPTION

A quality office suite in a highly prominent location close to the job centre and various solicitors/accountants in Burnley town centre.

The property comprises of a ground floor office suite which has been occupied by Vedas Recruitment for many years.

The accommodation comprises of mainly open plan offices with two large training rooms, several small offices, three sets of toilets and a fully equipped kitchen.

The office has a modern grey full glazed powder coated windows with tinted glass, suspended ceilings and modern reception and being on the ground floor is suitable for various uses.

The property could be offered with vacant possession or the current occupiers would consider a leaseback for a term of 3 years at a rent to be agreed.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (including all corridors, kitchens and toilets) and extends to the following approximate areas.

GIA	245.8 sq.m.	2,645.8 sq.ft.
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SERVICES

We understand the property has the benefit of mains electricity and water however there is no gas connected to the property. 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.

RATING

We have been verbally informed that the rateable value for the property is £10,870.

The prospective purchaser's is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

MAINTENANCE

We understand the occupiers of the ground floor are to contribute 20% of the cost for external upkeep of the whole building.

LEASEBACK

Vedas Recruitment are prepared to offer a sale and leaseback of the accommodation and would be seeking a lease until the end of 2021.

PRICE

£275,000

VAT

We have been informed that the purchase price in relation to this property is subject to VAT at the 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 legal costs incurred in the transaction.

VIEWING

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

