

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

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

FOR SALE



KING EDWARD HOUSE FINSLEY GATE BURNLEY BB11 2FS

- Prominent edge of town office premises
- Would suit residential redevelopment
- Close to Manchester Road train station and the new UCLAN facility
- Extensive parking
- Character landmark building
- 774.41 sq.m. (8,336 sq.ft.)

LOCATION

Situated at the edge of Burnley town centre prominently positioned fronting Finsley Gate close to its junction with Manchester Road. The building is at the edge of the Weavers Triangle which has recently undergone extensive inward regeneration creating a new college, commercial buildings and public areas.

DESCRIPTION

Character office premises of traditional stone construction. The building fronting Finsley Gate is beneath a pitched slate roof with the rear extension under a flat felt roof.

The accommodation is on two main floors plus attic to the frontal area. With a substantial single storey extension to the rear which is currently let.

ACCOMMODATION

Ground Floor	212.02 sq.m.	2,284 sq.ft.
First Floor	197.05 sq.m.	2,126 sq.ft.
Second Floor	66.08 sq.m.	719 sq.ft.
Ground Floor Extension	252.06 sq.m.	2,719 sq.ft.
Basement	45.04 sq.m.	489 sq.ft.
Net Internal Floor Area	774.41 sq.m.	8,336 sq.ft.

EXTERNAL

The property benefits from extensive parking on site with 26 spaces in total. There is also a large public car park adjacent to the property.

SERVICES

All mains services are available with the property heated via a gas fired hot water central heating system. 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.

The property would suit a residential redevelopment and an indicative scheme has been drawn up for the frontal multi storey building. Plans can be provided upon request.

RATING

The property currently has two rateable values:

Rear Extension:

Rateable Value £19,250

Frontal Two Storey Building:

Rateable Value £32,750

PRICE

Our clients would consider both conditional and unconditional offers for the property.

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.

VIEWING

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





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