

37 Green Street, Burnley, BB10 1UX

**FOR
SALE**



FOR SALE

Use - Industrial, Office, Miscellaneous

Size - 1,172 Sq ft

Price - Offers in excess of £65,000

- TWO-STOREY INDUSTRIAL PROPERTY
- Well maintained accommodation
- Approximately 1.5 miles from Burnley town centre
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated just off Briercliffe Road in a built up residential and commercial area of Burnley, approximately 1.5 miles from the town centre.

The nearest motorway junction is junction 11 of the M65 which lies approximately 2 miles from the property.

Description

The property comprises a two-storey workshop premises of stone built construction under a pitched slate roof.

It has workshop accommodation on the ground floor together with ancillary storage/office space at first floor level.

Access is provided via a double door to the ground floor off Green Street with additional loading access from the first floor, if required.

The property has w.c facilities.

Accommodation

The accommodation is arranged as follows:

Ground Floor	Workshop	586 sq.ft
First Floor	Storage/Offices	586 sq.ft
TOTAL		1,172 sq.ft

Price

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Tenure

To be confirmed but understood to be freehold.

Rating

The property has a rateable value of £3,250. Eligible businesses could claim small business rates relief. Further details on request.

EPC

An EPC is available on request.

VAT

Not applicable.

Services

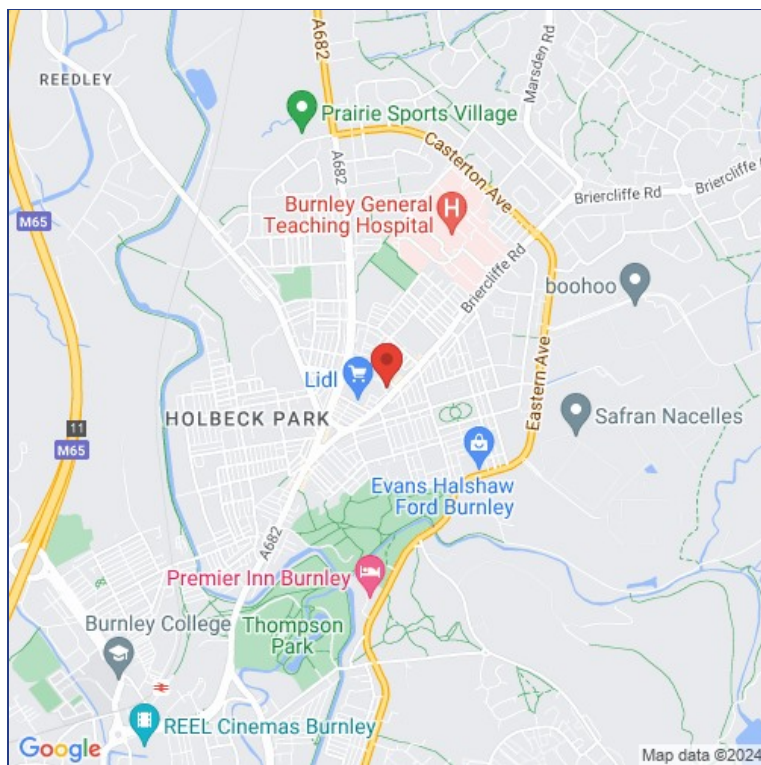
It is understood that all mains services are available to the property, however the gas and water supply have been disconnected.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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