

Halifax House, Manchester Road, Burnley, BB11 1HG



FOR SALE

Use - Investment, Miscellaneous

Size - 6,000 - 8,500 Sq ft

Price - £999,950 (NO VAT).

- FOR SALE: Fully Let, High-Quality Mixed-Use Investment Opportunity
- 6 Premium Apartments: 4 x 2-bed, 2 x 1-bed
- 4 Separate Commercial Units: Retail and office spaces, all fully let
- Current Net Rent: £94,290 per annum (NO VAT)
- Producing net rent of £94,290 per annum (NO VAT)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Halifax House, Manchester Road, Burnley, BB11 1HG

Location

Located in Burnley town centre, this property occupies a prominent corner position at Manchester Road and Hargreaves Street, the main approach into the heart of Burnley.

The area is a thriving mix of retail, office, and residential spaces, with established businesses nearby, including Virgin Money, Keenans Estate Agents, and Lloyds Bank, enhancing the property's visibility and foot traffic.

Description

The property was fully renovated in 2020 by the current owners to produce a mix of extremely high specification retail/office uses on the basement and ground floors with six high quality apartments arranged on the first and second floors.

Ground Floor & Basement: 4 high-quality commercial units occupied by 3 tenants—a well-established care business and two beauticians. The basement, also finished to a high standard, serves as additional beauty space.

All of the commercial units are separately accessed / self contained and copies of the lease details can be found in the investment section within these details.

First & Second Floors: 6 luxury apartments, fully let, including four 2-bedroom and two 1-bedroom units. All apartments are finished to a modern standard with top-quality appliances and fixtures.

Floor plans are attached to these details.

Accommodation

We have measured the commercial units on ground and basement levels on a net internal area as follows:

Unit 2 & 3 Manchester Road (Ground)	593 sq. ft.
Unit 4 Manchester Road (Ground)	355 sq. ft.
Unit 5 Manchester Road (Basement)	581 sq. ft.
Unit 2 Hargreaves Street (Ground)	550 sq. ft.
	2,079 sq. ft.

Copies of the floor plans for all floors (including residential on the upper floors) are available.

Price

£999,950 (NO VAT).

Tenure

Freehold.

Rating

The commercial tenants are responsible for their own business rates. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services with the exception of gas are available to the premises.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

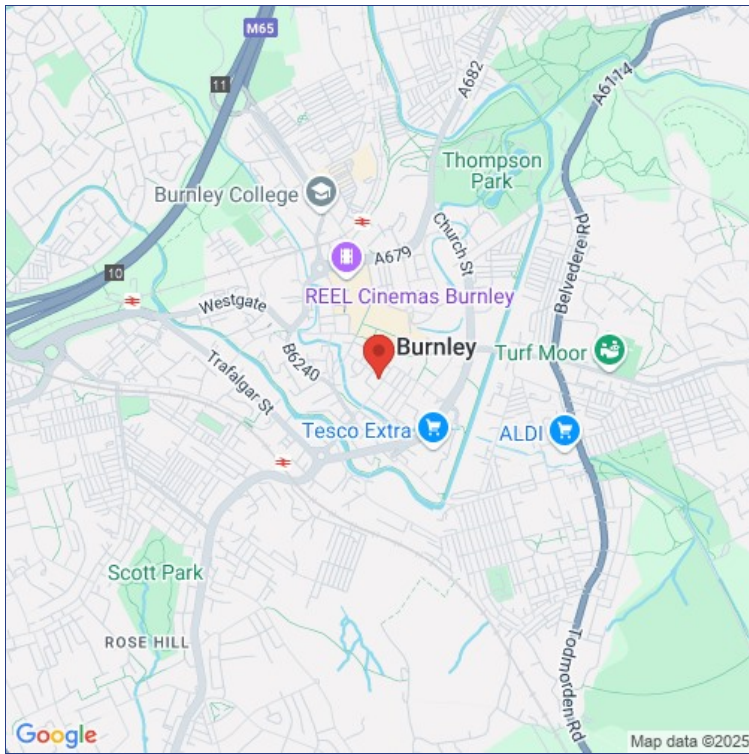
Investment Details

The property is producing a net rental of £94,290 per annum. This reflects a net initial yield of 9% when allowing for purchasers cost of 4.75% and a price of £999,950. A copy of the tenancy schedule is attached to these details.

Viewing

Strictly via sole agent Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

Halifax House, Manchester Road, Burnley, BB11 1HG



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.