

**B**  
WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

**FOR SALE**

**FREEHOLD  
TOWN CENTRE OFFICE PROPERTY**

**GROSS 674 SQ M (7,255 SQ FT)/NET 406 SQ M (4,367 SQ FT)**



**27-29 MANCHESTER ROAD  
BURNLEY  
BB11 1HG**

## Situation & Description

The property is situated in a prominent town centre location on the west side of Manchester Road, at the junction with Hargreaves Street, in the centre of Burnley.

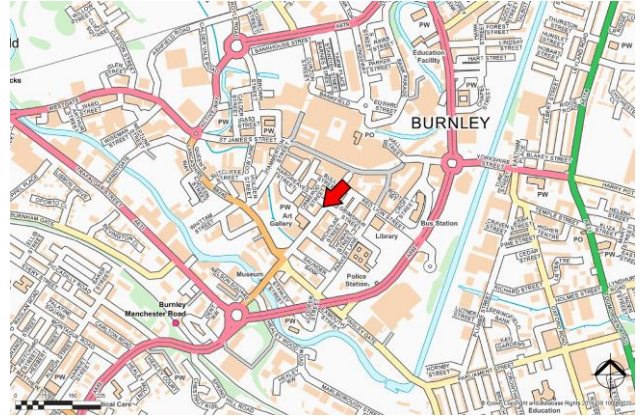
Burnley is a large town in Lancashire, with motorway access via the M65 to Manchester, approximately 21 miles to the south and Blackburn 10 miles to the west.

The property comprises a three storey office building, incorporating a glazed frontage at ground floor level, extending to a total gross internal area of approximately 674 sq m (7,255 sq ft) and a net internal area of approximately 405.61 sq m (4,367 sq ft). The property has undergone refurbishment within the last five years, including the installation of a passenger lift.

## Accommodation

The property has been measured on a net internal basis as follows:-

DESCRIPTION	SQ M	SQ FT
<b>Basement</b> Storage	64.29	692
<b>Ground Floor</b> Reception, Offices & Ancillary	119.53	1,287
<b>First Floor</b> Offices & Ancillary	155.94	1,679
<b>Second Floor</b> Offices & Ancillary	65.85	709
<b>TOTAL</b>	<b>405.61</b>	<b>4,367</b>



## Rating

The property is assessed as follows:-

Offices & Premises at a rateable value of £27,250.

The current Uniform Business Rate for 2019/2020 is 50.4p.

## Planning

The property is currently configured as offices and training facility, however, it is suitable for other town centre uses, subject to planning.

## Tenure

We understand the tenure is Freehold.

## Energy Performance

Energy Performance Asset Rating D. Reports are available upon request.

## VAT

Prices, outgoing and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the freehold interest.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

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SUBJECT TO CONTRACT**