



199 Accrington Road, Burnley,  
Lancashire BB11 5ES





## PROPERTY DESCRIPTION

!! Investment Opportunity !! Occupying a prominent main road location, this two storey commercial premises is offered for sale with vacant possession and offers conversion opportunities to the first floor. The ground floor space comprises of: two large retail spaces, a further 'wash room' to the rear and a separate W/C. The first floor requires some investment but the layout is in place for a simple conversion into a one bedroom first floor apartment offering any willing investor the opportunity for the property to have a second source of income. Found within close proximity to the local motorway network. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Occupying a prominent main road location
- Two storey commercial premises
- Offered for sale with vacant possession
- Two large ground floor retail spaces
- Further 'wash room' to the rear and separate W/C
- First floor offering refurbishment potential
- Potential for conversion to a one bedroom apartment
- Found within close proximity to the local motorway network
- Early viewing is considered a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Shop Front

large retail space currently used as a sales shop, large front facing window and doorway through to:

#### Rear Retail Space

a second large retail space currently used as a barber shop and giving access through to:

#### 'Wash Room'

having large fitted panelled bath, tiled flooring and doorway through to:

#### Downstairs W/C

fitted with a low level W/C.

### First Floor

#### Conversion Opportunity

accessed via a staircase off the rear retail space, without much imagination it is easy to see how the space could be converted into a one bedroom flat. Plumbing is in place for where the bathroom could be, and the windows are Upvc double glazed. Access could be made separate from the rear retail room and gained by the back door ensuring the flat is completely separate from the commercial premises.

### Outside

#### Rear Yard

low maintenance rear yard with large outdoor storage facility.

### Information

#### Rateable Value

the current rateable value for the building is £3250 and so would be eligible for relief under the current small business relief scheme.

