



112 Gannow Lane, Burnley, Lancashire  
BB12 6QD

## PROPERTY DESCRIPTION

!! Investment Opportunity !! This end of terrace property is offered for sale with the current tenant in situ. The current tenant offers Indian Cuisine, and has a lease in place until the end of December 2030. There are annual rent increase built into the lease, with the rent currently at £420pcm and climbing to £500pcm by January 2027. The rent will be fixed after 5 years at £500pcm and an agreement is in place that this will not increase further through the duration of the lease. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with the current tenant in situ
- Tenant is on a lease from April 2023 and will expire December 2030
- Rent is currently set at £420pcm and is scheduled to increase every year until 2027
- Rent paid on the 10th of the month and in advance
- EPC - TBC
- Early viewing is a must!!

## ROOM DESCRIPTIONS