



EPC:
Waiting

Manchester Road, Burnley, Lancashire
Asking Price: £200,000

Part Commerical/Part Residential Property

bridgfords



****PART RESIDENTIAL/PART COMMERCIAL****
****SEPERATE ACCESS TO THE FLAT ABOVE CAFE****
****TO THE LOWER LEVEL IS A FULLY REVOVATED PREP AREA****

****IF YOUR LOOKING TO SET UP A NEW BUSINESS WITH LIVING ACCOMMODATION WITHIN, THIS IS A MUST VIEW PROPERTY****

****VIEWING BY APPOINTMENT ONLY****

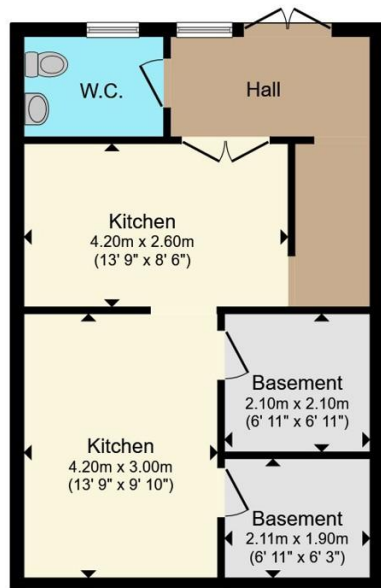
FOR SALE !!!****

ARE YOU LOOKING FOR A NEW OPPORTUNITY? THIS ESTABLISHED TAKEAWAY / CAFE COMES WITH A5 PLANNING, FULLY EQUIPPED AND ALREADY TRADING!!! CLOSE TO BURNLEY TOWN CENTRE - Fully Refurbed Basement with Storage/Office/Utility/Cloaks, Prime Main Road Position - CALL TODAY!!!

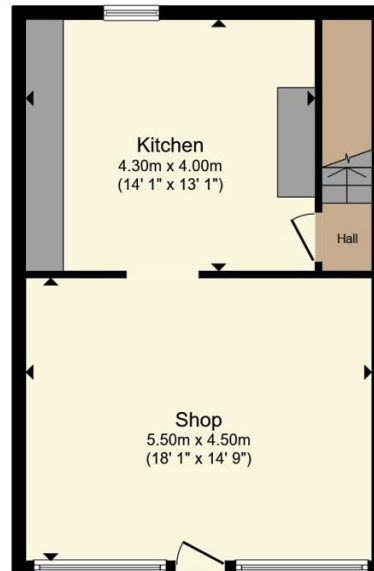
Rosehill Cafe Niko, Manchester Road, Burnley is an established prominent main road position close to Burnley town centre.

Offering a combination of Main Road access to shop and seating area, large rear basement store room / office, cloaks / utility and a further store room with good access from the rear ideal for unloading stock. Plus the living accommodation upstairs self-contained 2 bedroom first floor flat with separate access from the rear.

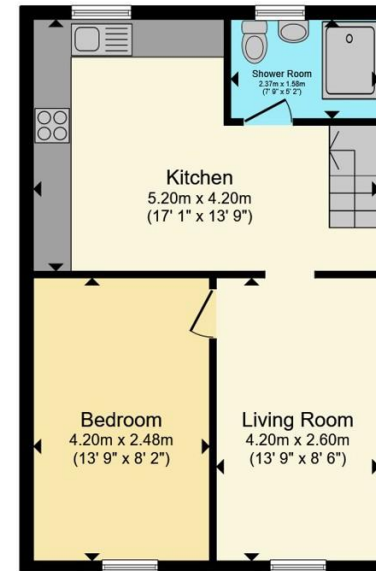
Price include Fixtures and Fittings.



Basement



Ground Floor



First Floor

Total floor area 141.9 m² (1,527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **A (First floor flat accommodation)**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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