



SUBSTANTIAL CONVENIENCE STORE AND LAUNDERETTE WITH STORAGE ABOVE

FOR SALE

6-8 Whitefield Street
Hapton
Lancashire
BB12 7JY

Size: 260.77 sq.m (2,806.88 sq.ft)

- **Substantial premises with development potential.**
- **Conveniently located in the popular village of Hapton.**
- **May suit alternate uses subject to the appropriate planning consent.**

LOCATION

The property is situated on Whitefield Street in a predominantly residential area of Hapton. The property is well located between both Burnley and Accrington and Junction 8 of the M65 is within a five minutes drive.

DESCRIPTION

A substantial end of terrace retail premises formerly occupied as a convenience store and launderette with generous storage accommodation to the rear of the property. The first floor offers further storage accommodation however would be suitable for both commercial and residential conversion.

ACCOMMODATION

Ground Floor

Convenience Store

Launderette

Storage 130.38 sq.m (1,403.44 sq.ft)

First Floor

Storage 130.38 sq.m (1,403.44 sq.ft)

GIA 2660.77 sq.m (2,806.88 sq.ft)

SERVICES

We understand the property has the benefit of mains services.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office website that the Rateable Value is £5,400 per annum (2018/19)

PRICE

£79,950 (Seventy-nine thousand nine hundred and fifty pounds)

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors

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