



DAVID CURRIE & Co.
Real Estate and Asset Consultants

By Order of LPA Receivers

FOR SALE
Mixed Use Development
66 – 68 Briercliffe Road
Burnley
BB10 1UX



- **Commercial Double Unit with 2 Residential Units above**
 - 194.6Sqm (2,094Sqft)
 - Suitable for a variety of uses (STP)
 - Long Leasehold

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Location

The property is located fronting on Briercliffe Road which is a mixture of residential and secondary retailing. The retailing location for the immediate area is provided on Colne Road which is within walking distance.

Description

The property consists of a commercial double unit to the ground floor and two residential units above. Each unit is accessed separately at the rear.

The double fronted shop unit provides a large open shop area with office space, kitchen and WC to the rear.

The first residential unit comprises of a 3 bedroom maisonette, providing kitchen/living room to the ground floor, two bedrooms and a family bathroom to the first floor and a third bedroom plus a large storage area to the second floor (roof space).

The second residential unit comprises of a 5 bedroom maisonette, providing kitchen to the ground floor, living room, three bedrooms and a family bathroom to the first floor and a further two bedrooms to the second floor (roof space).

Accommodation

The property has been measured and has been found to be as follows:

	Total	
Commercial Unit	66.3 Sqm	(713.6 Sqft)
3 Bed Maisonette	71.7Sqm	(771.8 Sqft)
5 Bed Maisonette	56.6 Sqm	(609.2 Sqft)

Tenure

The properties are held on long leasehold 999 years from 1st May 1861.

Energy Performance Certificate

EPCs have been commissioned and will be available in due course.

Price

Inviting Offers

Viewings

Viewings can be made by appointment.

Liam Currie

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David Currie & Co

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