



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Britannia Street, Great Harwood, BB6 7QX

### £259,950

A DELUXE OFFICE AND APARTMENT INVESTMENT OPPORTUNITY

This impressive building comprising of a fantastic office space on the ground floor and two spacious apartments on the first floor are being proudly welcomed to the market within a highly sought after area of Great Harwood. With a high quality finish and an abundance of indoor space, this property is the perfect opportunity for someone looking for a fantastic business/rental space! Situated conveniently close to bus routes, amenities, and network links to Blackburn, Clitheroe and Accrington.

The office space comprises of; a welcoming shop front leads on to five generously sized office spaces, kitchenette and WC. Both apartments comprise of two generously sized bedrooms, fantastic open plan kitchen/living spaces and modern four piece bathroom suites. Externally there is a plot of land to the rear with storage building.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

Some photos have been virtually staged to help you envision your dream space!

Britannia Street, Great Harwood, BB6 7QX  
 £259,950



- Office Block With Flats  
 Flat 2 EPC Rating C  
 Flat 2 Council Tax Band C  
 Easy Access To Major Commuter Routes
- Commercial EPC Rating E  
 Tenure Freehold  
 On Street Parking
- Flat 1 EPC Rating C  
 Flat 1 Council Tax Band C  
 Ideal Rental Investment

Ground Floor

Entrance Porch

6'8 x 4'8 (2.03m x 1.42m)  
 Composite double glazed entrance door, pelmet lighting and doors to the front office.

Office

18'4 x 4'8 (5.59m x 1.42m)  
 Pelmet lighting and doors to hallway and store room.

Store Room

10'6 x 5'8 (3.20m x 1.73m)  
 Fitted shelving.

Hallway

38'3 x 15'8 (11.66m x 4.78m)  
 Two smoke alarms and oak doors to three offices, printer room, meter room, kitchenette and WC.

Kitchenette

5'7 x 4'10 (1.70m x 1.47m)  
 Range of wood effect wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, space for fridge freezer, extractor fan and lino flooring.

WC

5'7 x 5'2 (1.70m x 1.57m)  
 Pedestal wash basin, dual flush WC, extractor fan and lino flooring.

Meter Room

5'1 x 4'1 (1.55m x 1.24m)

Printer Room

11'6 x 6'10 (3.51m x 2.08m)  
 Meter cupboard.

Office Room One

16'11 x 12'9 (5.16m x 3.89m)  
 Two hardwood single glazed frosted windows and electric heater.

Office Room Two

12'4 x 12' (3.76m x 3.66m)  
 Hardwood single glazed frosted window, electric heater and storage cupboard.

Office Room Three

18'11 x 11'6 (5.77m x 3.51m)  
 Two UPVC double glazed windows, electric heater, fitted storage, open to office room four and door to office room five.

Office Room Four

11'9 x 11'6 (3.58m x 3.51m)  
 UPVC double glazed window, two hardwood single glazed frosted windows and fitted storage.

Office Room Five

12'11 x 11'6 (3.94m x 3.51m)  
 UPVC double glazed window, electric heater and television point.

Flat One Entrance

Hallway

7'7 x 4'3 (2.31m x 1.30m)  
 Composite double glazed entrance door, central heating radiator, meter cupboard and stairs to the first floor.

First Floor Flat One

Hallway

14'2 x 6'7 (4.32m x 2.01m)  
 UPVC double glazed window, central heating radiator, dado rail and doors to open plan living kitchen, two bedrooms and bathroom.

Open Plan Living Kitchen

21'6 x 16' (6.55m x 4.88m)  
 Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge, utility cupboard, spotlights and tiled flooring.

Bedroom One

11'7 x 10'5 (3.53m x 3.18m)  
 UPVC double glazed window, central heating radiator, television point and spotlights.

Bedroom Two

11'3 x 7'10 (3.43m x 2.39m)  
 Two UPVC double glazed windows and central heating radiator.

Bathroom

7'6 x 5'7 (2.29m x 1.70m)  
 Chrome heated towel rail, dual flush WC, tile panelled bath, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

Flat Two Entrance

Hallway

15'4 x 5'6 (4.67m x 1.68m)  
 Composite double glazed entrance door, meter cupboard, understairs storage and stairs to the first floor.

First Floor Flat Two

Hallway

15'8 x 14' (4.78m x 4.27m)  
 UPVC double glazed window, central heating radiator, meter cupboard and oak doors to open plan living kitchen, two bedrooms, bathroom and storage cupboard.

