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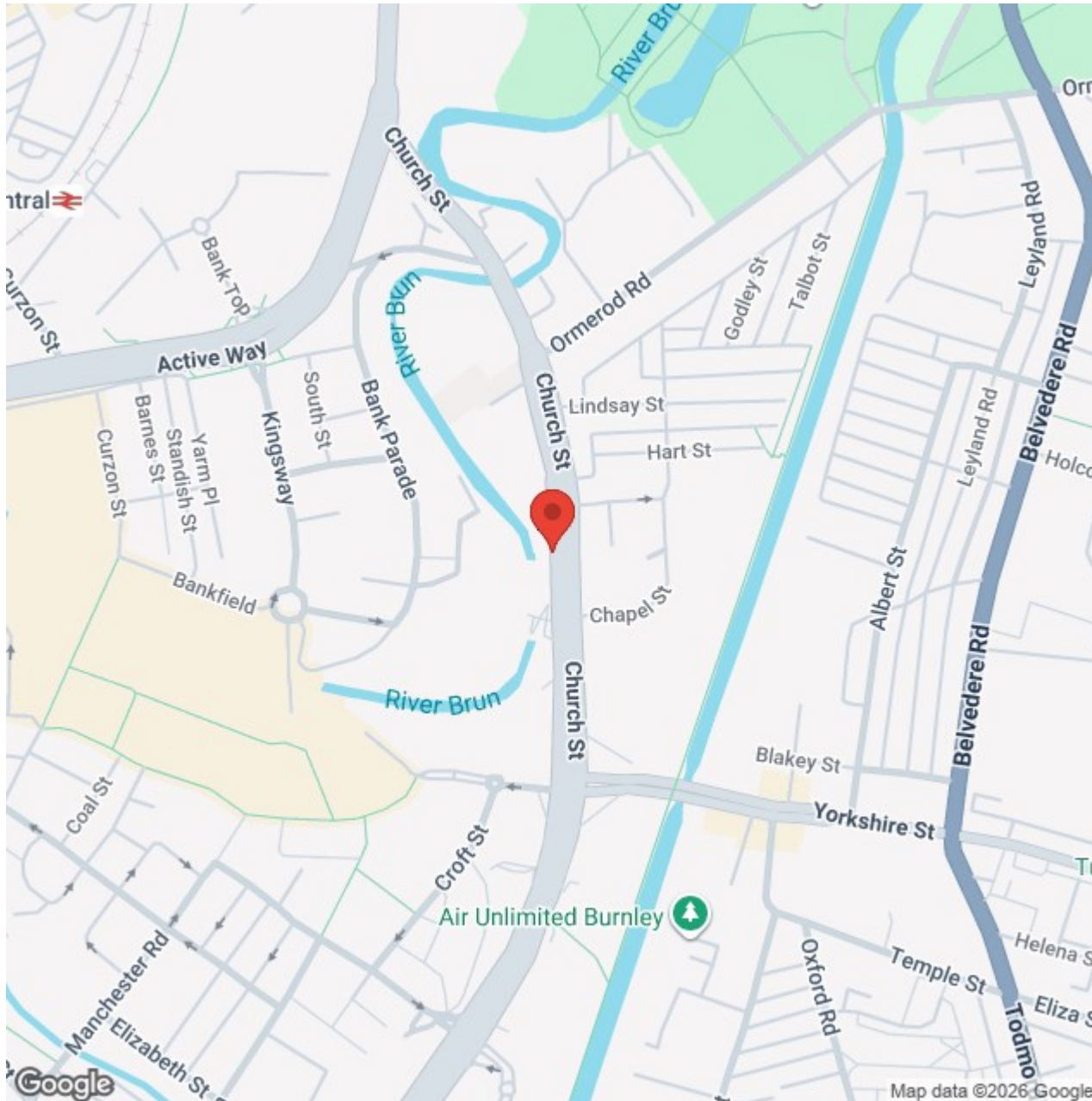
Church Street, Burnley

Offers In Excess Of £99,950

Positioned on a busy main road in the heart of Burnley town centre, this end-terrace commercial property offers an excellent opportunity for a variety of business uses. Formerly operating as a taxi office, the premises span two floors and feature a smart shop frontage, modern tiled entrance space, two ground floor rooms, a spacious upstairs office, a shower room, and a rear balcony.

Internally, the property has been updated with tiled floors, spotlighting, and secure internal access. With excellent footfall and visibility, it lends itself well to office-based businesses, salons, takeaway collection points, or professional services. Offered with no onward chain and vacant possession, this is an ideal chance for investors or owner-occupiers looking to establish a base in a well-connected central location.







Lancashire

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GROUND FLOOR

Modern tiled floor and walls, large front window with good street visibility, spotlighting to ceiling and access to both ground floor rooms.

FRONT OFFICE

Neutral decor, window through to entrance and grey door access. Ideal for reception or admin space.

REAR OFFICE

Light and airy space with laminate flooring, black gloss ceiling panels and white walls. Potential use as a meeting room or waiting area.

FIRST FLOOR

OFFICE

Generously sized main office with twin front-facing windows, wooden skirting and flooring, recessed lighting, and access to all first floor areas.

SHOWER ROOM

Tiled walls, corner shower cubicle with electric shower, pedestal sink, and wall-mounted boiler.

REAR BALCONY

Accessed from the first floor, offering outdoor space overlooking the back of the property with views of the adjacent modern development.

LOCATION

Situated on the well-connected Church Street in Burnley town centre, this property enjoys a highly visible position with strong passing footfall and excellent transport links. It's just a short walk from Burnley bus station and Burnley Central train station, making it convenient for staff and clients alike. Surrounded by a mix of shops, takeaways, and professional services, it's ideally placed for businesses seeking a prominent and accessible location.

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of

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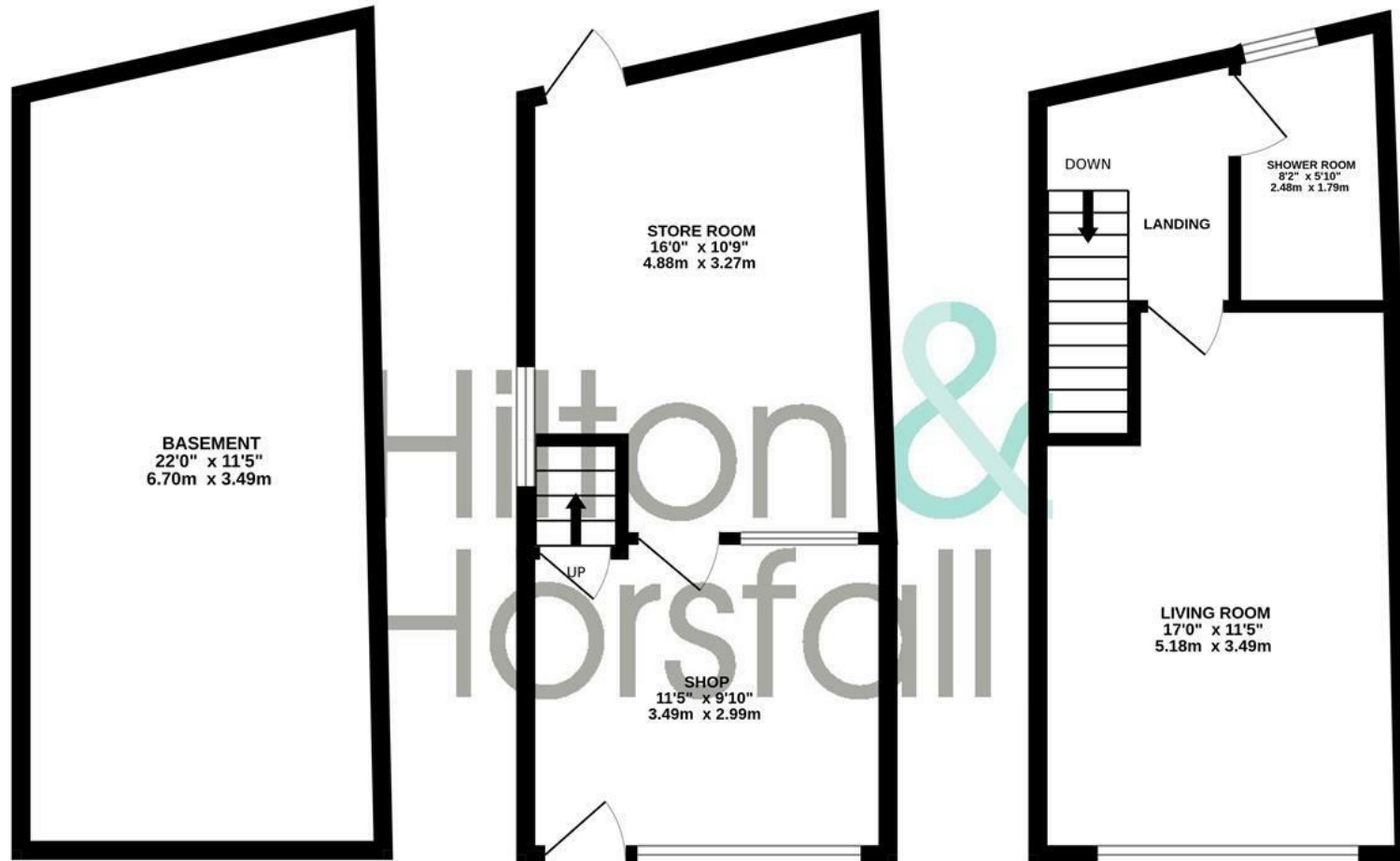
OUTSIDE

A prominent end-terrace commercial building with a traditional stone façade and large display window frontage, ideal for signage and branding. The property benefits from a private rear balcony on the first floor, enclosed by wrought-iron railings and offering views over the adjacent St Peters Centre. Positioned directly on a main arterial road with high visibility and neighbouring businesses on either side, the property offers an excellent street presence.

BASEMENT
270 sq.ft. (25.1 sq.m.) approx.

GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



40 CHURCH STREET - MARKETING BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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