



## INVESTMENT OPPORTUNITY 4 SELF CONTAINED RETAIL UNITS WITH 8 APARTMENTS

### FOR SALE

Brougham Apartments &  
39-45 Burnley Road East,  
Waterfoot  
Rossendale  
BB4 9AG

Size: 644.5 sq.m (6,940 sq.ft )

- Extensively refurbished within the last few years to a good standard.
- Many long established tenants.
- Gross income £66,700 p.a
- Busy location with thriving local community.

## LOCATION

The property is located on the eastern side of Burnley Road East (B6238) at its junction with Thornfield Avenue, Waterfoot. Situated midway between Bacup and Rawtenstall, the A681 Newchurch Road is close by giving access to the M66 at Rawtenstall.

## DESCRIPTION

The property comprises a substantial three storey plus basement, late Victorian building of stone construction beneath a pitched slate roof which incorporates roof lights.

The building has been configured to provide four self-contained retail units all benefiting from similar style shop fronts, fronting Burnley Road East, together with eight self-contained apartments on the upper floors.

Each of the retail units is self contained with their own access and WC facility.

Apartments 1 and 5 are accessed from the Thornfield Avenue elevation and apartments 6, 7 and 8 via a walkway to the rear of the property.

Apartments 1, 6, 7 and 8 are on the first floor and are a mix of one and two bedroomed apartments with living kitchens and separate bathrooms. Apartment 8 has the benefit of basement storage and 2, 3, 4 and 5 are on the second floor being duplex apartments with a separate lounge, dining room, kitchen and second floor space, providing 1, 2 or 3 bedrooms, together with a bathroom.

The kitchens and bathrooms are fitted to a good modern standard and there are electric wall heaters throughout.

## TENANCY SCHEDULE

See attached.

## GROSS INCOME

£66,700 (Sixty six thousand six hundred pounds)

## TENANCY AGREEMENTS

The residential apartments are all let on Assured Shorthold Tenancies. The retail units are on varying leases. Copies are available on request.

## SERVICES

The property has the benefit of all mains services.

## SERVICES RESPONSIBILITY

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

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate is available upon request.

## PRICE

On application

## VAT

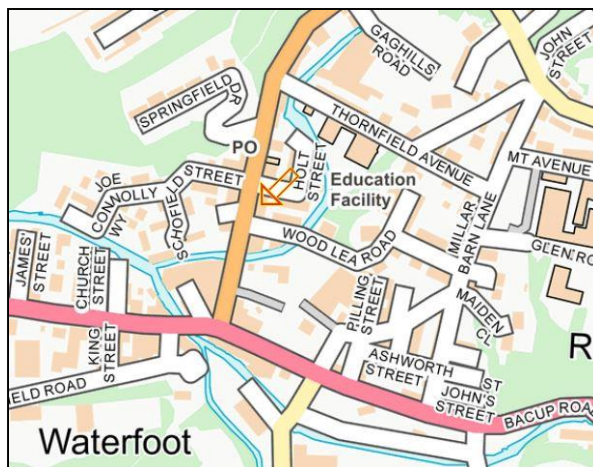
All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk



## Tenancy Schedule

Floor	Use	Sq.m	Sq.ft
Ground – 39 Burnley Road East, Waterfoot	Retail/Ancillary	35.02	377
Ground – 41 Burnley Road East, Waterfoot	Retail/Ancillary	30.19	325
Ground – 43 Burnley Road East, Waterfoot	Retail/Ancillary	40.2	433
Ground – 45 Burnley Road East, Waterfoot	Retail/Ancillary	36.14	389
Basement/Ground	Ancillary/Storage	Not Measured	Not measured
First Floor – Apartment 1	1 bed	42.35	456
First Floor -Apartment 4	1 bed	40.62	437
First floor Apartment 5	1 bed	38.71	417
Basement/Ground/ First Floor – Apartment 8	3 bedroomed flat	87.21	939
Second/Attic – Apartment 2	3 bedroomed flat	83.87	902
Apartment 3	2 bedroomed flat	93.84	1010
Apartment 6	2 bedroomed flat	53.98	581
Apartment 7	2 bedroomed flat	62.48	672
39 Burnley Road East	Muz Barbers	10 years plus	Rent - £5,100 p.a
41 Burnley Road East	Salon 41	8 years plus	Rent - £5,100 p.a
43 Burnley Road East	Indian Kitchen	10 year lease	Rent - £6,300 p.a
45 Burnley Road East	Valley Launderette	5 year renewable	Rent - £6,300 p.a
Flats 1 – 8	Broughton Hall	All let on Assured Shorthold Tenancies	Producing rental income of £43,900 p.a