

PROPERTY PARTICULARS

MULTI USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE / MAY LET



THE TALBOT HOTEL 65 CHURCH STREET BURNLEY BB11 2RS

- 852.26 sq.m. (9,174 sq.ft.)
- Landmark edge of town property
- Within walking distance of bus and train stations and main town centre shopping area
- Planning consent granted for 10 apartments

LOCATION

Situated at the junction of Church Street and Ormerod Road within walking distance of Burnley town centre providing access to all local amenities.

Church Street (A682) is the main arterial route around the town centre and provides access to the M65 at Junction 11. Junction 10 of the M65 can be accessed via Westgate (A671).

Within the area is St. Peters Parish Church and the Landmark Centre a new prestigious office development.

DESCRIPTION

Three storey stone built property beneath a slate roof. The property has traded as a public house and hotel for many years. The ground floor provides two bar areas and various seating areas together with ladies and gents w.c's.

The first and second floors provide living accommodation including bathrooms.

The basement has previously been used as a further bar with seating together with various storage areas.

To the rear of the property is a two storey outbuilding.

ACCOMMODATION

Ground Floor	226.58 sq.m.	2,439 sq.ft.
First Floor	198.53 sq.m.	2,137 sq.ft.
Second Floor	190.54 sq.m.	2,051 sq.ft.
Basement	121.79 sq.m.	1,311 sq.ft.
2 Storey Outbuilding	114.82 sq.m.	1,236 sq.ft.
Total Net IA	852.26 sq.m.	9,174 sq.ft.

EXTERNALLY

A small rear gated yard area.

SERVICES

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

PLANNING

The property has been used as a public house with guest rooms for numerous years.

Planning consent was granted on the 9th August 2021 for a change of use to form 10 apartments. Application No. COU/2021/0175. Further details from Burnley Borough Council.

It is the prospective purchasers/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £27,250 we are verbally informed by the Local Authority.

TENURE

Freehold we are informed.

PRICE

£375,000

LEASE TERMS

Alternatively the property is available on a leasehold basis for a term of years to be agreed incorporating rent reviews at appropriate intervals. The lease will be on full repairing and insuring terms.

RENTAL

Upon request.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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