

PROPERTY PARTICULARS

MULTI USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



FORMER SPARROW HAWK HOTEL 63 CHURCH STREET BURNLEY BB11 2DN

- 1,582.83 SQM. (17,038 sq.ft.)
- Landmark Town Centre Property
- Development Potential For A Variety Of Uses
- Within Walking Distance Of Bus And Train Stations

LOCATION

Situated at the junction of Church Street with Ormerod Road within walking distance of Burnley town centre providing access to all the 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

A property of traditional stone construction beneath a slate roof. The property previously was a substantial public house and hotel. Accommodation is provided on three floors plus basement.

The property was last used as student halls of residence with catering and communal facilities which provided approximately 49 bedrooms together with staff accommodation.

ACCOMMODATION

Ground Floor	664.98 sq.m.	7,158 sq.ft.
First Floor	649.93 sq.m.	6,996 sq.ft.
Second Floor	267.92 sq.m.	2,884 sq.ft.
Total Net Internal Area	1,582.83 sq.m.	17,038 sq.ft.

There is also a useful basement which has not been measured.

EXTERNALLY

To the rear of the property is a car park accessed from Lindsay Street.

SERVICES

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

PLANNING

The last planning application for the building was a change of use to student accommodation which was granted on the 20th December 2011 (Application No. 2011/0371). It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

TENURE

Freehold we are informed.

PRICE

On 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.

VIEWING

Strictly By Appointment with the Joint Agents

Michael Cavanagh
Trevor Dawson Ltd

01282 855143

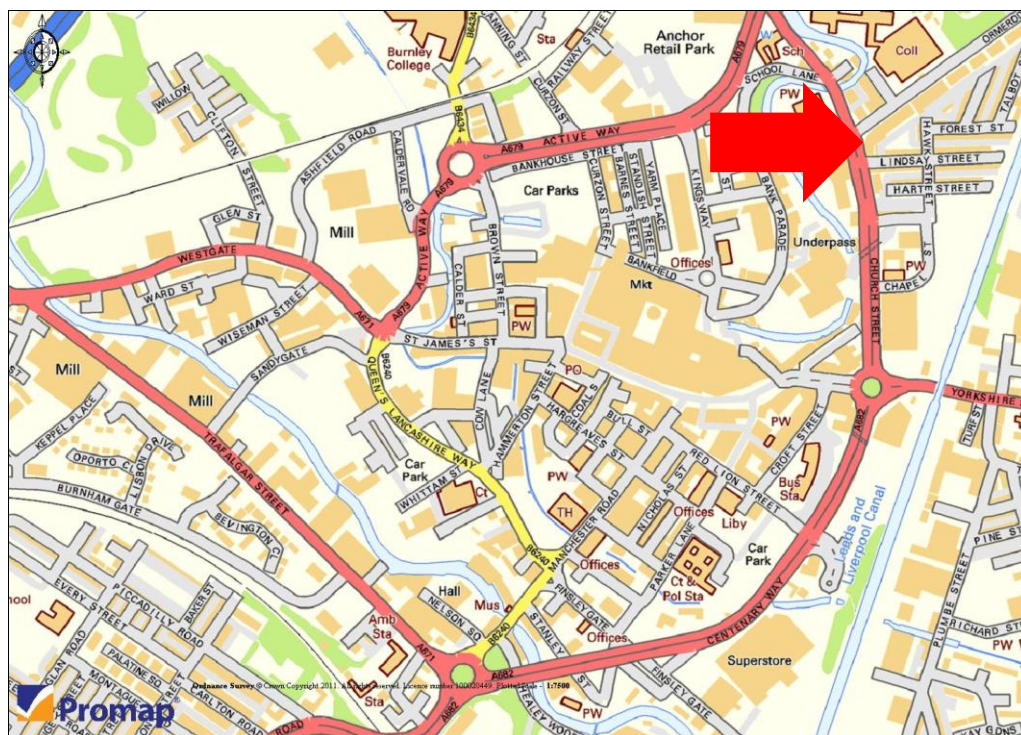
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