



## Residential Portfolio in BB11

St. James's Street, Burnley, Lancashire,  
BB11 1PP

**£220,000** Starting Bid

On Street parking

## Property features

- ✓ Freehold
- ✓ Full footprint basement
- ✓ Refurbishment opportunity
- ✓ Town Centre Location
- ✓ Development potential ( STPP )

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

We are pleased to present this deep, plot, multi- level commercial premises located in a prominent position on St James Street, Burnley.

Accommodation comprises:

- Ground floor retail unit with High Street frontage
- Full footprint basement
- Upper floors requiring refurbishment
- Rear Yard

The property requires modernisation throughout and presents an excellent opportunity for investors, developers or owner occupiers seeking a town centre project.

Planning permission was previously granted for change of use to cafe/takeaway ~(subject to conditions)

Interested parties should make their own enquires regarding current planning status

Please note we have not inspected this property.

Price: Starting Bid £220,000

Property Type: Residential Portfolio

Business Type: Other/Unspecified

Parking: On Street

## **Location**

Multi- level premises located in the prominent position on St James Street, Burnley. Within a walking distance from Charter Walk Shopping centre, the property is easy accessible to shops, restaurants and transport links.

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## **Accommodation**

This property offers a Ground floor retail unit with High Street frontage, full footprint basement, Upper floors requiring refurbishment and a Rear Yard

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## **Tenure**

Freehold. Title number LA617397

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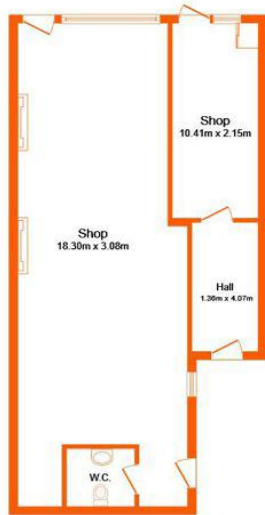
## **EPC**

We currently await a copy of the EPC

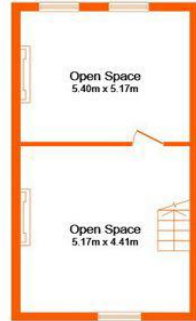
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## **Additional information**

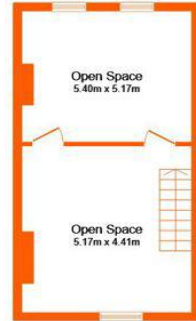
For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Ground Floor Main Area  
Floor area 69.4 sq.m.



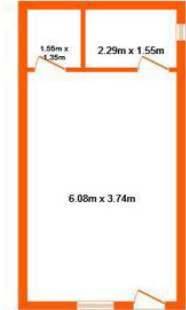
First Floor  
Floor area 33.8 sq.m.



Second Floor  
Floor area 33.8 sq.m.



Basement  
Floor area 27.1  
sq.m.



Ground Floor  
Ancillary Outbuilding  
To Rear  
Floor area 28.9  
sq.m.

Total floor area: 193.1 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



St. James's Street, Burnley, Lancashire, BB11 1PP

Contact your local branch today for more information on this property:

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