

Lot 32, Townley House, Kingsway, Burnley,

Lancashire BB11 1AA

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment

- Substantial Multi-Let Office Building
- Part let to Department of Health (Secretary of State)
- Modern 3-Storey Office Investment with 34 Car Parking Spaces
- Immediate Asset Management Opportunities
- Residential Re-development Opportunity
- Planning Consent for Conversion of 1st/2nd floor to 12 flats
- Approximately 1,290.61 sq m (13,892 sq ft)
- Approx. site area of 0.20 ha (0.50 acres), with the building occupying over 27% of the site
- Neighbouring occupiers include St Peter's Leisure Centre, Royal Mail, Sainsbury and Charter Walk Shopping Centre.

Lot

32

Auction

26th March 2026

Rent

£30,000 per Annum Exclusive
with 2 vacant floors to be let

Sector

Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

10 miles east of Blackburn, 25 miles north of Manchester, 37 miles west of Leeds.

Roads

A679 (Kingsway/Active Way), M65 (Junctions 10 & 11), providing access to the M6

Rail

Burnley Central railway station

Air

Manchester Airport

Situation

The property is prominently situated in the heart of Burnley Town Centre on the east side of Kingsway and immediately north of High Street and Charter Walk Shopping Centre. Nearby occupiers include Royal Mail, Primark, Poundland, River Island and New Look.

Tenure

Freehold. and Virtual Freehold. Held for a term of 999 years from 12th May 1842 and 2nd August 1852 each at a peppercorn rent.

EPC

Ground Floor - Band C.

Description

The property, a detached three-storey modern office building, provides self contained office accommodation over basement, ground, first and second floors and may be suitable for residential conversion, subject to consents.

The property benefits from a site area of 0.20 ha (0.50 acres) with the site coverage of 27%. The offices benefit from raised floors and suspended ceilings and a passenger lift.

VAT

VAT is applicable to this lot.

Planning

Planning permission has been granted on 26th January 2026 by Burnley Borough Council under reference No. PAD/2025/0623 for the 1st and 2nd floors from offices to form 12 apartments (c3).

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Office	394.95	(4,251)	DEPARTMENT OF HEALTH (SECRETARY OF STATE)	5 years from 01/04/2021	£30,000	(03/04/2026)
First	Office/Ancillary	401.13	(4,318)	VACANT POSSESSION	-	-	-
Second	Office/Ancillary	377.25	(4,061)				
Basement	Office/Ancillary	117.28	(1,262)				
Total Approximate Floor Area		1,290.61 (1)	(13,892)			£30,000	-

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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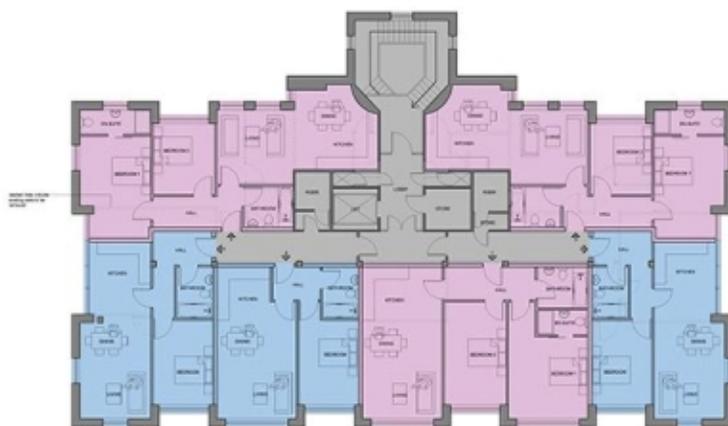
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First Floor Plan



Second Floor Plan



Ground Floor Plan

APARTMENT SCHEDULE				
GROSS FLOOR PLAN				
LOCATION	NO. BEDS	NO. BATHS	NO. STORES	APPROX. GROSS FLOOR AREA (SQ. FT.)
APARTMENT 1	2	1	1	650
APARTMENT 2	1	1	1	550
APARTMENT 3	2	1	1	650
APARTMENT 4	2	1	1	650
APARTMENT 5	1	1	1	550
APARTMENT 6	1	1	1	550
NET GROSS FLOOR PLAN				
LOCATION	NO. BEDS	NO. BATHS	NO. STORES	APPROX. NET GROSS FLOOR AREA (SQ. FT.)
APARTMENT 1	2	1	1	550
APARTMENT 2	1	1	1	450
APARTMENT 3	2	1	1	550
APARTMENT 4	2	1	1	550
APARTMENT 5	1	1	1	450
APARTMENT 6	1	1	1	450
TOTAL	10	6	6	3,000

LARK
architects

Mr & Mrs
Townley House, Burnley
Proposed Change of Use From
Office to Apartments
Proposed Floor Plans

PLANNING

1150
1150
1150

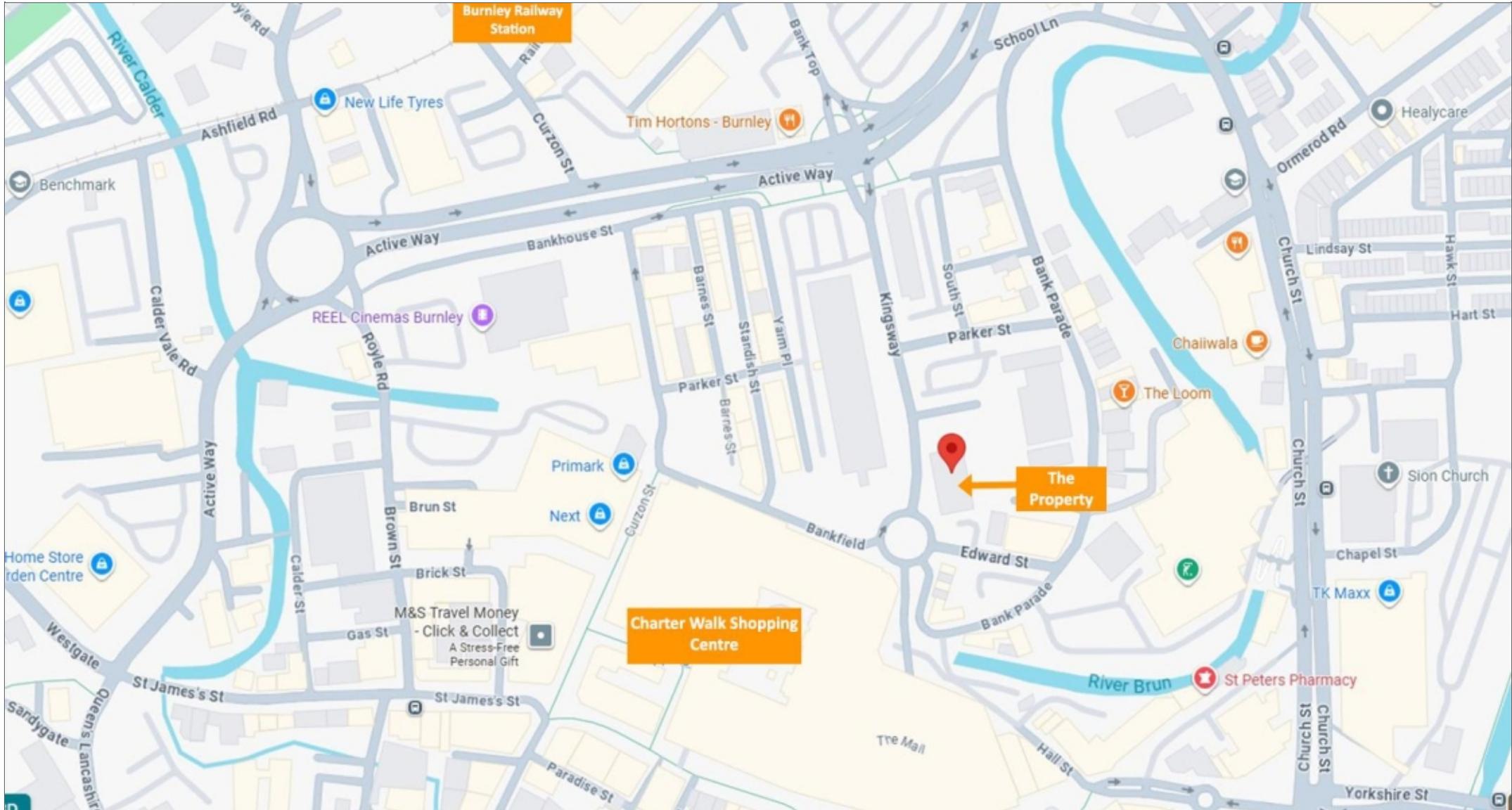
RIBA

These plans are extracted from the planning application PAD/2025/0623

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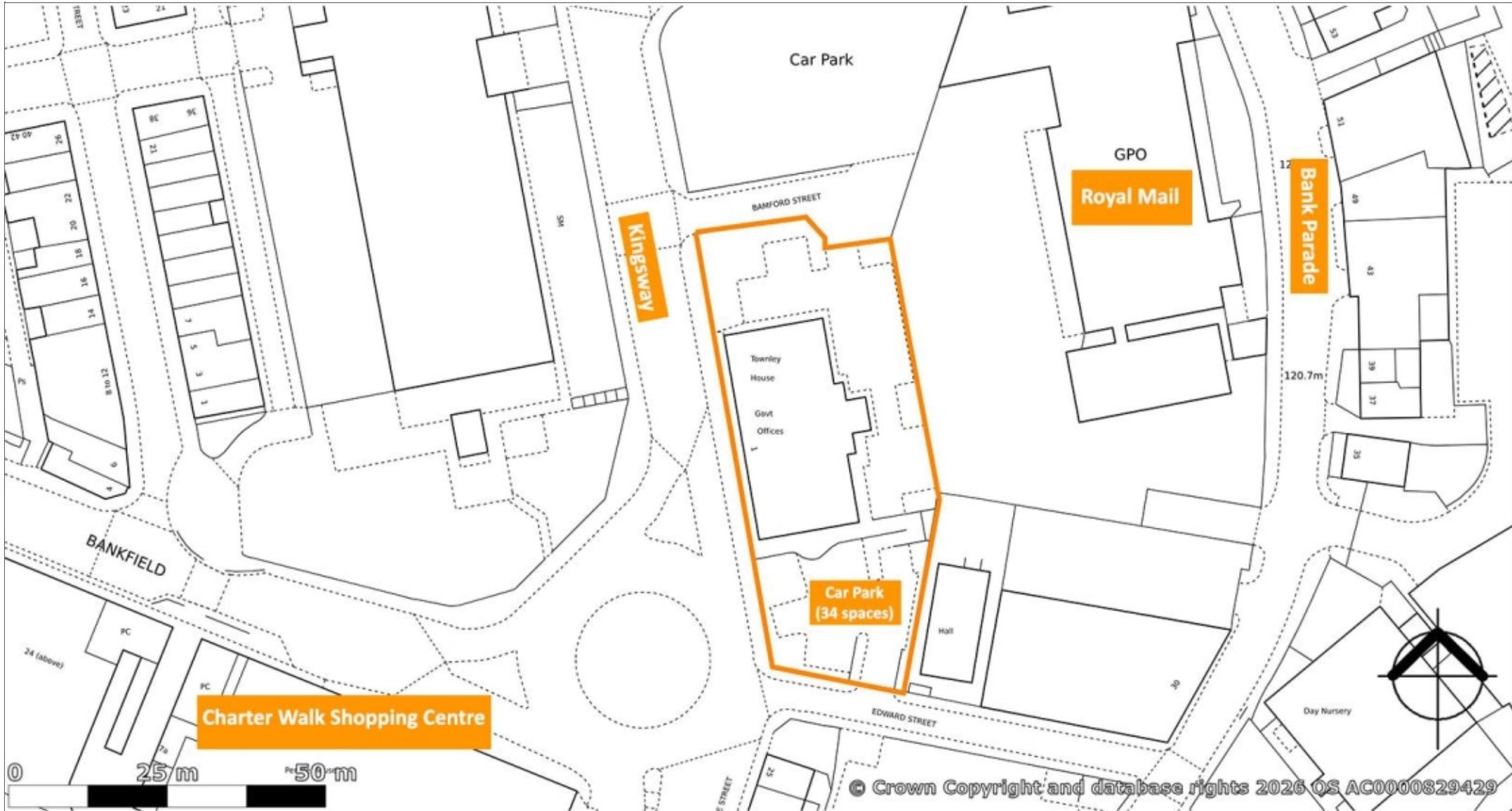
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