

# Lot 59

£10,000 per annum exclusive

101/105 Burnley Road, Padiham,  
**Burnley, Lancashire BB12 8BL**

Virtual Freehold Retail Investment



## Key Details

- Prominent roadside location
- VAT-free investment
- Close to Tesco Superstore

On behalf of  Mapeley

## Location

**Miles:** 3 miles west of Burnley  
9 miles east of Blackburn  
40 miles west of Leeds

**Roads:** A671, A678, M65

**Rail:** Rose Grove Railway Station

**Air:** Manchester and Leeds Bradford Airports

## Situation

Padiham, west of the Yorkshire Moors, is 3 miles west of Burnley, 40 miles west of Leeds, 10 miles east of Blackburn, 2 miles north of the M65 Motorway and 18 miles east of the M6 Motorway. The property is situated on Burnley Road (A671), the main arterial road in Padiham, close to its location with Waddington Street. There is a bus stop close by. Nearby occupiers include Tesco, Santander and Lloyds Pharmacy, amongst a number of local traders.

## Description

The property comprises a triple fronted ground floor shop with ancillary accommodation above.

## Tenure

Virtual Freehold. Held for a term of 999 years from 11th May 1853 (approximately 834 years unexpired) at a rent of £18 per annum. No rent reviews.

## VAT

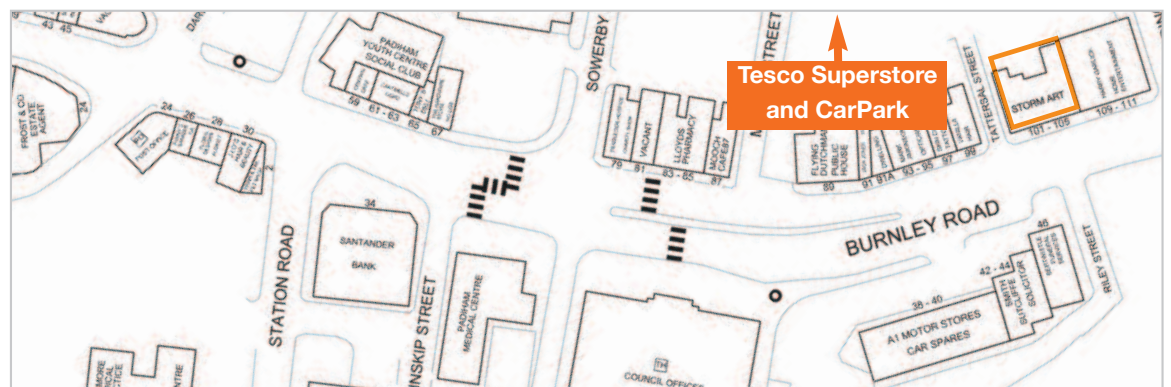
VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	144.4 sq m (1,555 sq ft)	STORM ART LIMITED t/a Storm Art Gallery (1)	Term of years from 09/02/2017	£10,000 (2)	31/12/2019
First	Ancillary	96.2 sq m (1,035 sq ft)				
<b>Total</b>		<b>240.6 sq m (2,590 sq ft)</b>			<b>£10,000</b>	

- (1) www.stormart.co.uk  
(2) Rent deposit of £1,666 held.



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