

For Sale



Potential Investment Opportunity

5,005 SQ FT (464.96 SQ M)

📍 20-28 SYCAMORE AVENUE, BURNLEY, BB12 6QP

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Brand new - never occupied
- EPC Ratings 'B & C'
- Excellent road communications
- Individual property values £175,000
- Council Tax Band B
- Solar Panels
- EV Charging
- Held on a Long Lease from Burnley Borough Council on the residue of a 980 year lease, expiring 11th May 3005
- Offers in the Region of £775,000



LOCATION

20-28 Sycamore Avenue are located in Burnley, Lancashire. Sycamore Avenue is located approximately 0.3 miles (1 minute drive) to Junction 10 of the M65 motorway, giving the properties excellent road communications. Burnley Town Centre is some 1.5 miles to the north east.

DESCRIPTION

The development comprises of 5 completed 3 bed houses, 3 x mews and 2 x semi-detached. The properties have brick elevations, slate roof coverings and upvc windows and doors.

Internally, the properties are well appointed with carpet floor coverings, fitted bathrooms and kitchens and benefit from electric central heating systems.

To the rear is enclosed gardens, communal car park and car charging space.

Each property has the benefit of solar panels to the roof covering.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
20 Sycamore Avenue	92.99	1,001
22 Sycamore Avenue	92.99	1,001
24 Sycamore Avenue	92.99	1,001
26 Sycamore Avenue	92.99	1,001
28 Sycamore Avenue	92.99	1,001
TOTAL	464.96	5,005

SERVICES

All mains services are connected to each of the properties.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

SALE PRICE

Offers in the Region of £775,000.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

TITLE/TENURE

The site is held on a Long Lease from Burnley Borough Council on the residue of a 980 year lease, expiring 11th May 3005. We understand there is a peppercorn rent payable.

COUNCIL TAX

From our research and enquiries with the DirectGov website, we understand that each of the subject properties are accessed as "Band B" properties for Council Tax purposes

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The properties have the following Energy Performance Ratings: -

20 Sycamore Avenue - B

22 Sycamore Avenue - B

24 Sycamore Avenue - C

26 Sycamore Avenue - B

28 Sycamore Avenue - C



ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with the Joint Agents:



Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07799 644166 ✉ adam.westwell@turnerwestwell.co.uk

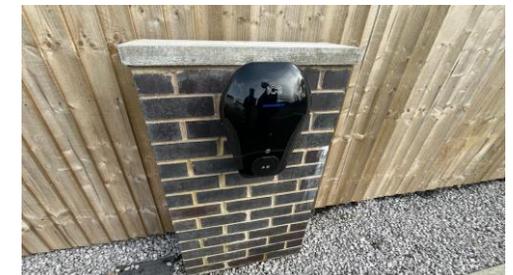


Gareth Dooley | Director

MNAEA | MARLA

☎ 01282 427445 ✉ gareth@jonsimon.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



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