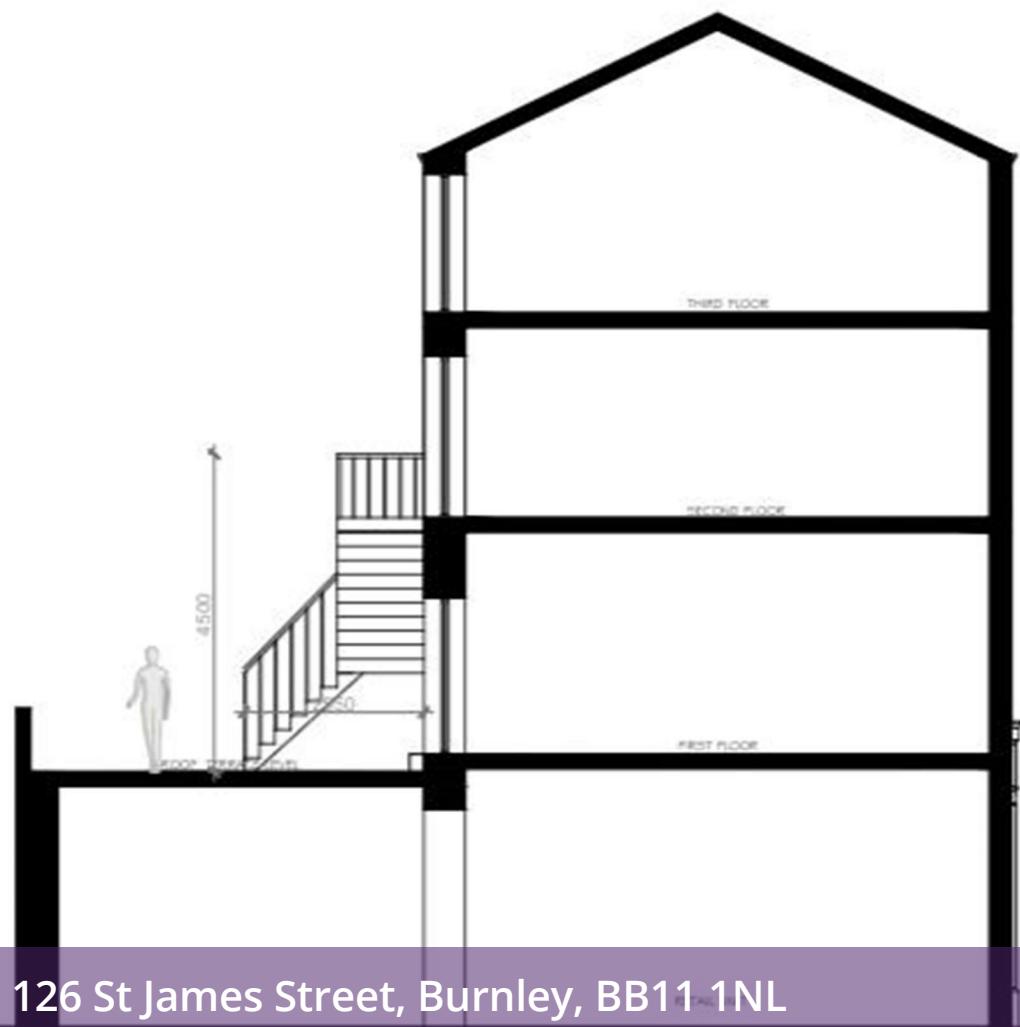




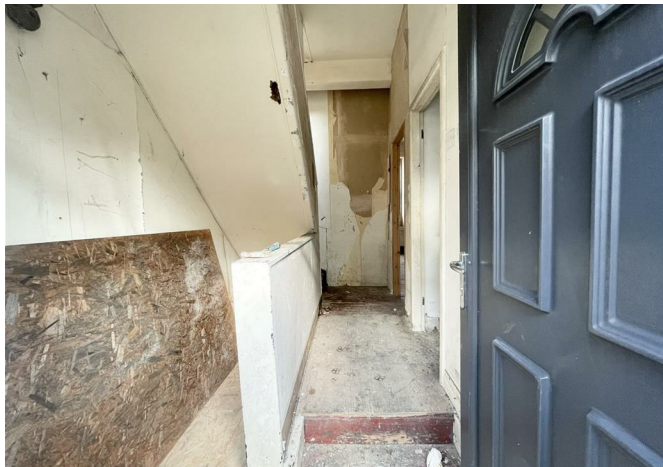
IF REQUESTED BY PLANNING DEPARTMENT THE TOP OF THE RONDREL COULD HAVE A PRIVACY SCREEN INSTALLED TO PREVENT OVERLOOKING. THIS TO BE AGREED WITH PLANNERS.

STEEL STAIRCASE TO BE MANUFACTURED BY SPECIALIST CONTRACTOR - CHECK ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE.



126 St James Street, Burnley, BB11 1NL

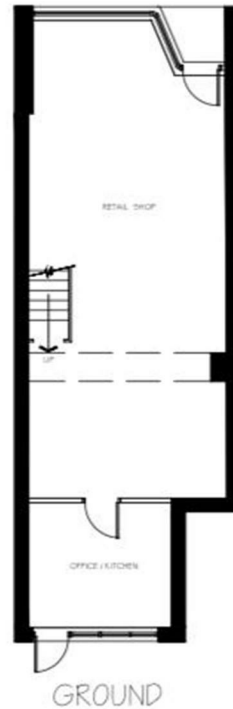
Offers invited £115,000



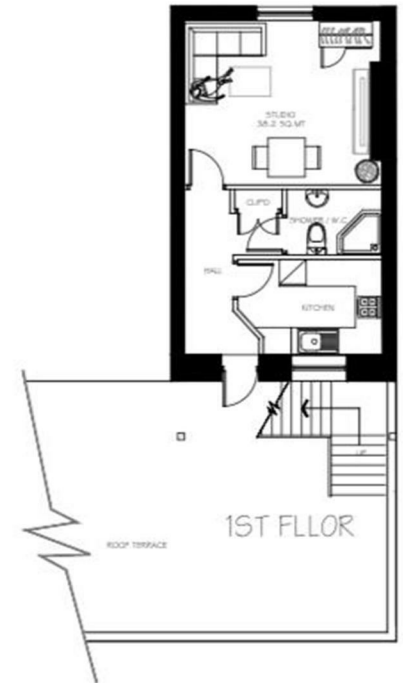
LINEAR SCALE 1:50 & 1:100
1 2 3 4 5 6 7 8 9 10m 1:100
5m 1:50



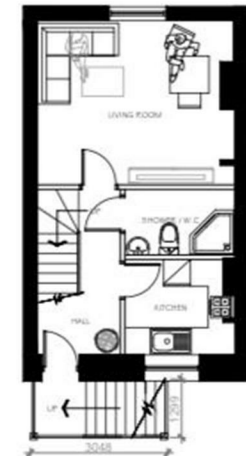
BASEMENT



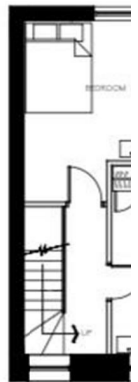
GROUND



1ST FLOOR



2ND FLOOR



3RD FL

CLIENT - MR D WISEMAN

126 St James Street, Burnley, BB11 1NL

Offers invited £115,000

For Sale – Prime Town Centre Commercial Investment Opportunity

126 St James Street, Burnley, Lancashire

An excellent opportunity to acquire a substantial town Centre commercial property with strong development potential, located in a prominent position on St James Street in the heart of Burnley.

Key Features

- Large ground floor retail/office space
- Basement area offering additional storage or operational space
- Separate entrance to upper floors
- Potential for conversion to self-contained flats above (subject to planning)
- High footfall location close to local amenities and transport links

Suitable for owner-occupiers or investors

Description

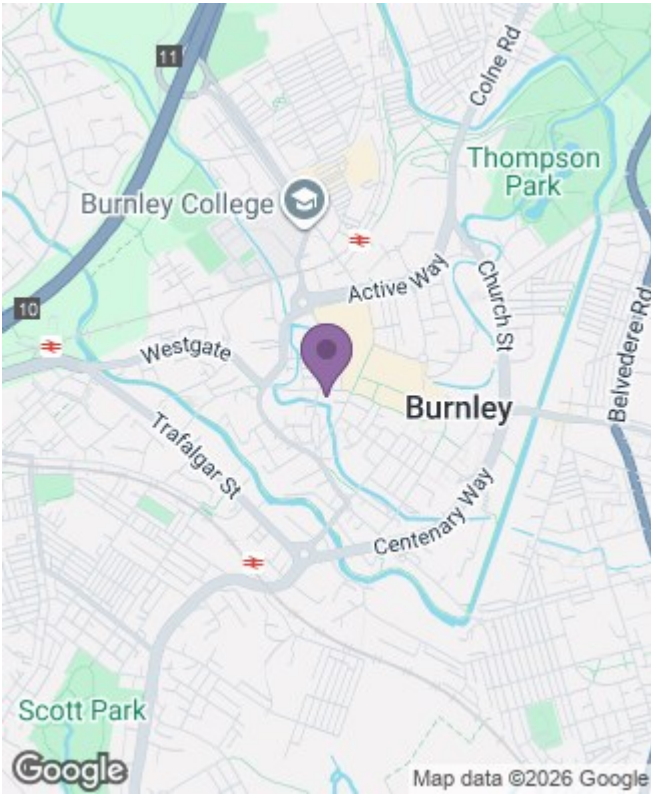
Situation

null
Council Tax Band:
Available:



Floor Plans

Area Map



Energy Performance Graph

