

4 Parker Lane, Burnley, Lancashire, BB11 2BY

Price £130,000

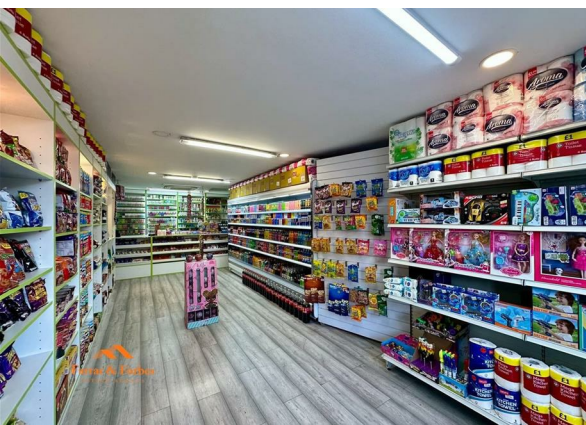
Council Tax Band:



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Situated in the heart of Burnley town centre, this well-located convenience store presents a fantastic opportunity for investors seeking immediate cash flow with the added benefit of future value growth. The property enjoys a bright and prominent shopfront, offering excellent visibility for branding, and is ideally positioned just a short walk from Burnley Bus Station, ensuring a steady stream of foot traffic.

To the rear of the shop, there is a functional kitchenette, a pantry, and generous storage space to support the operational needs of the business. The upper floor is currently used for additional storage and office areas, but holds significant potential for conversion into a residential flat. Accessed via a secure side vestibule, the upper level could be reconfigured into a spacious three-bedroom apartment complete with a bathroom, kitchen/living area, and a separate WC. While initial works on the conversion have begun, the project remains unfinished—allowing the next owner to complete and tailor it to their needs.

This property represents a rare chance to acquire a mixed-use freehold in a busy urban location, combining stable retail income with the opportunity to increase long-term value and returns through residential development.

For more information or to arrange a viewing, please contact our office today.



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