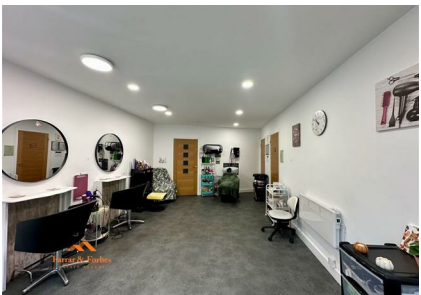


157 St. James's Street, Burnley, BB11 1PD
Price £125,000
Council Tax Band:



This property presents an excellent opportunity to acquire a well-positioned mixed-use investment in a growing and increasingly popular high street location. With a thriving business tenant in place and a vacant one-bedroom maisonette above, it offers both immediate income and strong potential for future growth.

The property enjoys a prominent frontage with large display windows, currently occupied by a successful salon business. The commercial unit is well-presented and benefits from high footfall in this busy area. To the rear, stairs lead down to a cellar which, with some work, could be refurbished or converted into additional commercial space, offering further income potential.

Accessed separately, the maisonette apartment is arranged over two floors. The first floor comprises a spacious open-plan kitchen and living area, fitted with a range of matching wall, base, and drawer units with contrasting work surfaces. On the second floor there is a good-sized double bedroom, a useful study/home office, and a modern bathroom fitted with a white three-piece suite including low-level WC, pedestal hand wash basin, and quadrant shower. The apartment is finished with laminate flooring throughout and is currently vacant, with an estimated rental income of around £600 PCM.

Combining a thriving commercial tenant on the ground floor with a well-presented maisonette ready to let above, this property provides an attractive investment with an immediate income stream and scope for added value through refurbishment of the cellar. Its strong high street presence and versatile layout make it an appealing choice for both seasoned investors and those looking to enter the market.



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