

**FOR SALE**



*Detached stone built garage block in town centre location extending to over 2000 sq ft (including canopy)*

## **Garage Block To The Rear Of The Starkie Arms Pub , Burnley Road , Padiham , BB12 8HF**

- ❖ Substantial stone built garage block
- ❖ Currently comprising of five stores/garages with substantial canopy
- ❖ Detached building with good access to the M65 motorway network
- ❖ Secure gated site to the rear of The Starkie Arms pub
- ❖ Property requiring refurbishment programme but ideal for various uses (STP)
- ❖ Five garages stores extending in total to approx 2,029 sq ft (including canopy)
- ❖ Ideal for car storage, or workshop uses (subject to obtaining the necessary planning consent)
- ❖ Three phase electricity supply available to site
- ❖ Building sale is subject to VAT

**Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)**

## Location

The property is located to the rear of The Starkie Arms pub in the centre of Padiham.

The building is accessed from Burnley Road in the town centre, and within a short drive of connections to the M65 motorway.

Padiham is a town in Burnley with a population of over 10,000 residents and with close proximate to Burnley, Colne, Clitheroe and Whalley.

## Description

A detached stone building located at the rear of The Starkie Arms pub in Padiham town centre.

The property is accessed from Burnley Road and is within a secure (shared) gated car park. The property comprises of five garages/lockups with a canopy providing further storage/parking.

The property is of stone construction under a trussed slate roof, and was originally a stable block belonging to The Starkie Arms public house.

The building is ideal for storage, classic cars, or a workshop use, and is need of a full refurbishment programme.

To the front of the property is a sloping forecourt providing additional parking for the site.

## Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
5 stores and canopy	2,029	188.5

## Purchase Price

Offers in the region of £99,950 plus VAT

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Finance

A prospective buyer will need to supply proof of funds, photographic ID, and a utility bill confirming their home address.

## Services

The site has three phase electricity, which will need to be metered with the buyers preferred electricity supplier.

## Services Responsibility

It is the prospective purchaser's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

## Planning

A planning application was submitted in June 2024 for conversion of the property into a retail premises, which was rejected by Burnley Borough Council. Please click the link for further details: <https://bit.ly/3S59Tgv>

## Legal Costs

Each party is to be responsible for their own legal costs.

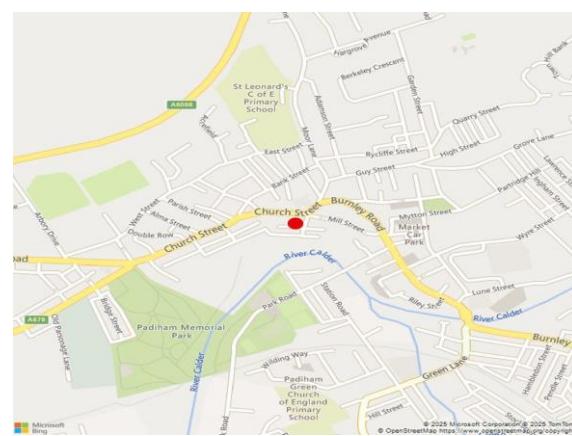
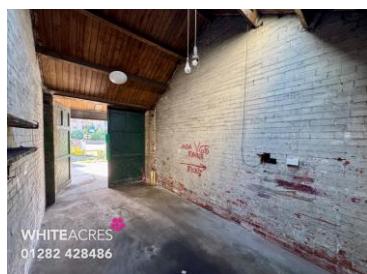
## Viewings

Please contact the agents:

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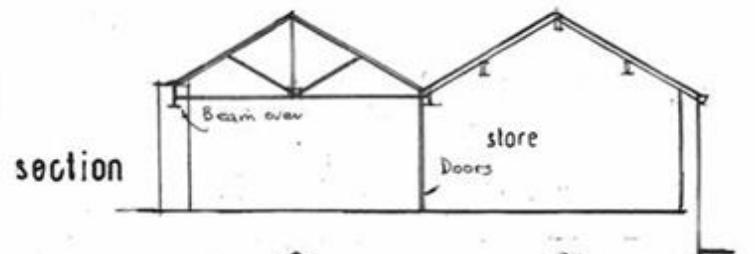
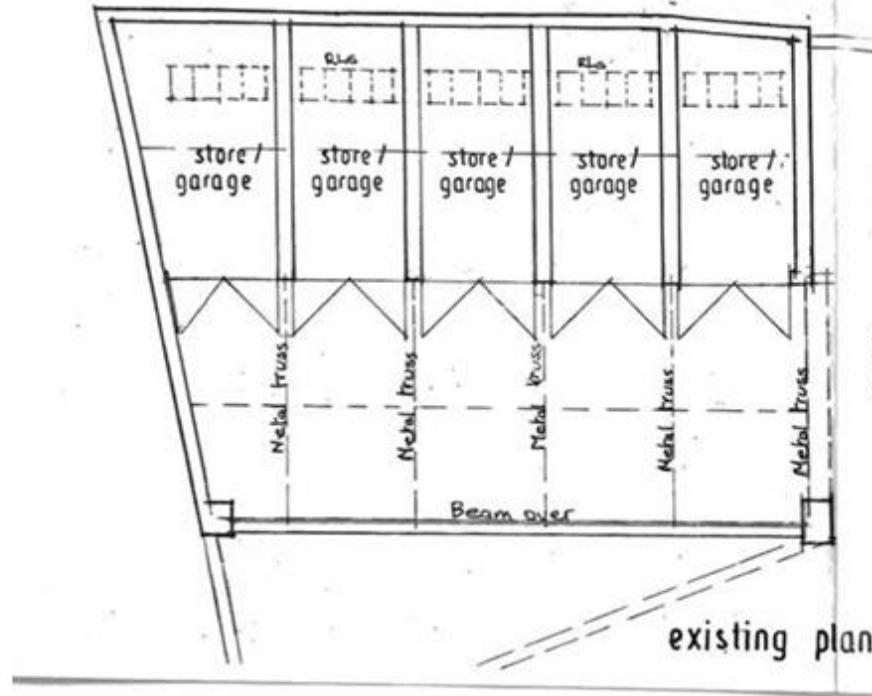
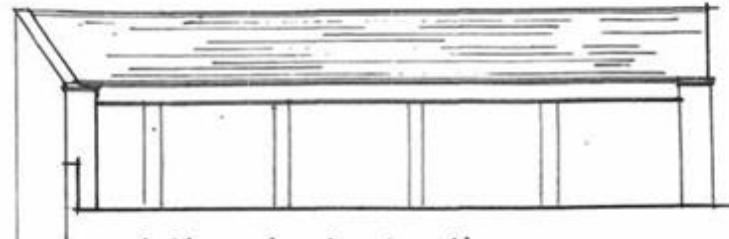
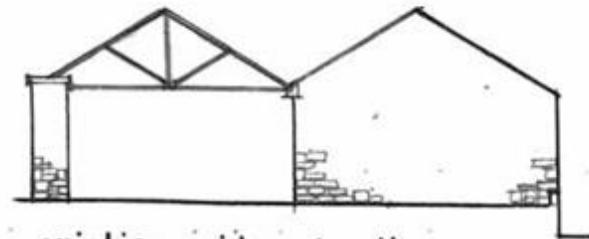
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TUE 6



THE STARKIE ARMS, 1 CHURCH  
STREET PADIHAM,

PROPOSED COURTYARD CAFE.

Scale 1:100 at A3