

TO LET

**DETACHED FORMER CHURCH AND SUNDAY
SCHOOL PREMISES**

4,907 SQ FT (455.87 SQ M)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**PARKSIDE METHODIST CHURCH
COG LANE
BURNLEY
BB11 5AY**

£27,500

Per annum exclusive

- Densely populated residential location
- Mix of open plan and cellular space
- Arranged across ground and first floor levels
- Planning permission granted for a Nursery use. Ref: FUL/2023/0599
- May suit alternative uses STPP
- £27,500 per annum exclusive



LOCATION

The subject property is located in a predominantly residential area, within the Rose Hill district of Burnley, approximately 1.5 miles to the east of Burnley town centre.

Cog Lane links with Rossendale Road to the south and east of the property, as well as Accrington Road to the north. Both are arterial routes and provide access to the M65 Motorway.

DESCRIPTION

The subject property provides for a two-storey, former church premises, the majority of which is of stone construction and set beneath a slate roof covering.

The accommodation provides for majority open plan space, along with a number of smaller rooms, separate kitchen, both male and female WC's and storage accommodation.

The accommodation is heated by way of a gas central heating system.

Planning has recently been approved for use as a day nursery.
Ref: FUL/2023/0599

ACCOMMODATION

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

Description	SQ M	SQ FT
Ground Floor	387.31	4,169
First Floor	68.56	738
Total	455.87	4,907

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. The rental is £27,500 per annum exclusive.

SERVICES

The mains services connected to the property to include water, mains gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed the property is not currently subject to a Rateable Value, given the property's previous use as a place of worship.

The property will be subject to a reassessment when an alternative use is undertaken.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Not applicable given the property was more recently used as a place of worship.

Should the property be subject to an alternative use, then an EPC will be obtained.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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