For Sale

Offers in the Region of £950,000



Retail Investment and Development Opportunity

23,127 SQ FT (2,148.5 SQ M)

13-17 CROFT STREET/3-9 YORKSHIRE STREET, BURNLEY, BB11 2ED

TW

Turner Westwell

Commercial Agents

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KEY FEATURES

- Prominent Town Centre Location - Situated within Burnley Town Centre's Primary Shopping Area
- Dual Frontage - Prominent frontages to both Croft Street and Yorkshire Street
- Opposite Burnley Bus Station - Highly accessible location benefiting from excellent public transport connectivity
- Property currently let to 9 individual Tenants
- Current Rental Income of £90,244 per annum (Income of £110,244 per annum - Assuming completion of the letting at the agreed rental level)
- Vacant retail unit at 13-17 Croft Street currently under offer at £22,500 per annum (Ground floor only)
- Planning Permission for 24 Apartments (15 x 2-bed & 9 x 1-bed) - Full planning permission granted under FUL/2025/0398, subject to conditions
- Second Floor Extension Approved - Permission includes a second-floor extension along Croft Street, extending up to 19 Croft Street
- Strong Regeneration Potential
- Long leasehold interest for a term of 250 years from 27 January 2025 (Ground Rent: £22,000 per annum)
- Offers in the Region of £950,000 exclusive



LOCATION

The property occupies a prominent position within Burnley Town Centre, fronting both Croft Street and Yorkshire Street and directly opposite Burnley Bus Station. The property is situated within the town centre's Primary Shopping Area and benefits from excellent access to the town's retail, leisure, professional and public transport facilities.

Burnley is an established commercial and residential centre serving a substantial catchment across East Lancashire and benefits from good road and rail connections to the wider region. The property is also positioned adjacent to the Burnley Town Centre Conservation Area, with the neighbouring 4-14 St James Street building being Grade II Listed, providing a distinctive town centre setting.

The location is particularly well suited to the property's existing commercial use and its approved residential conversion, with the surrounding area continuing to benefit from ongoing town centre investment and regeneration.

DESCRIPTION

The property comprises a prominent part two and part three-storey town centre building extending from 3-17 Croft Street through to 3-9 Yorkshire Street, providing a substantial and well-positioned commercial investment and redevelopment opportunity.

The accommodation currently comprises a range of retail and ancillary commercial accommodation at ground floor level, with additional ancillary accommodation arranged over the upper floors. The property is fully let to 9 self-contained individual occupiers, providing a diverse mix of commercial uses and generating a current gross rental income of £90,244 per annum with 1 x vacant unit.

The ground floor accommodation includes a vacant retail unit at 13-17 Croft Street, which is currently under offer at £20,000 per annum on a ground-floor-only basis. Upon completion of this letting, the property will generate a total gross rental income of £110,244 per annum.

The property's existing planning consent under reference FUL/2025/0398 provides full planning permission, subject to conditions, for the conversion of the first and second floors together with a second floor extension to create 24 self-contained apartments. The approved scheme comprises 8 two-bedroom and 4 one-bedroom apartments at first floor level, together with 7 two-bedroom and 5 one-bedroom apartments at second floor level.

ACCOMMODATION

From our research of the Valuation Office Agency website, we have gathered the following approximate Net Internal Areas: -

Description	SQ M	SQ FT
1 Croft Street, Burnley	242.02	2605
3 Croft Street, Burnley	219.79	2366
5 Croft Street, Burnley	58.7	632
7 Croft Street, Burnley	152.9	1646
9 Croft Street, Burnley	210.7	2268
11 Croft Street, Burnley	220.5	2373
13-17 Croft Street, Burnley	614.9	6619
3 Yorkshire Street, Burnley	89.2	960
5 Yorkshire Street	79.5	856
7-9 Yorkshire Street	260.3	2802
Total	**2,148.5**	**23,127**

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

We understand the property is held by way of a 250-year long leasehold title from 27.01.2025 (approx. 248 years unexpired), subject to a ground rent payable of approximately £22,500 per annum. The Title No. is LAN295776. Further information available on request.

CURRENT TENANCY INFORMATION

Current Tenancy information for the properties are stated in the table below.

We understand that there is no service charge provision in place.

SALE PRICE & VAT

Offers in the Region of £950,000.

VAT is not applicable.

BUSINESS RATES

Current Tenancy information for the properties are stated in the table below. The Tenants are each responsible for payment of any Business Rates attributable to their individual premises, direct to the Local Rating Authority (Burnley Council).

LEGAL COSTS

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

EPC

Current EPC information for the properties are stated in the table below.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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Nathan Broughton | Graduate Surveyor

BSc (Hons)

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TENANCY SCHEDULE							
Address	Tenant	Use	Term/ Start Date	Rent (PA)	Rent Review	Break Date	Comments
1 Croft Street, Burnley	Private	Convenience Store	6 years 20/11/2023	£8,380.00	20/11/2026	20/11/2026	
3 Croft Street, Burnley	Private	Pound Shop	6 years 24/11/2023	£10,488.00	3rd Anniversary	3rd Anniversary	
5 Croft Street, Burnley	Private	Barber Shop	6 years 01/05/2024	£6,492.00	None		
7 Croft Street, Burnley	Private	Tanning Shop	3 years 01/06/2022	£6,600.00	None		Holding Over
9 Croft Street, Burnley	Private	Café	15 years 07/03/2016	£10,415.00	Every 3 years: 2025, 2028 & 2031		
11 Croft Street, Burnley	Private	Apollo Cabs	7 years 10/05/2023	£10,850.00	18/05/2027		
13-17 Croft Street, Burnley	Private	Retail	6 years from completion	£20,000	3rd Anniversary	3rd Anniversary	New Lease Agreed. 6 months rent free & 6 month's rent paid on completion
3 Yorkshire Street, Burnley	Private	Barber	5 years 20/10/2025	£10,539.96	20/10/2027		
5 Yorkshire Street, Burnley	Private	Gift Shop	5 years 01/06/2025	£7,740.00	None		
7-9 Yorkshire Street, Burnley	Private	Restaurant	5 years 21/07/2022	£18,738.96	None		
TOTAL EXISTING INCOME £90,243.92 per annum							
POTENTIAL TOTAL INCLUDING 13–17 Croft Street £110,243.92 per annum							

Click the blue text below to be taken direct to the relevant webpage

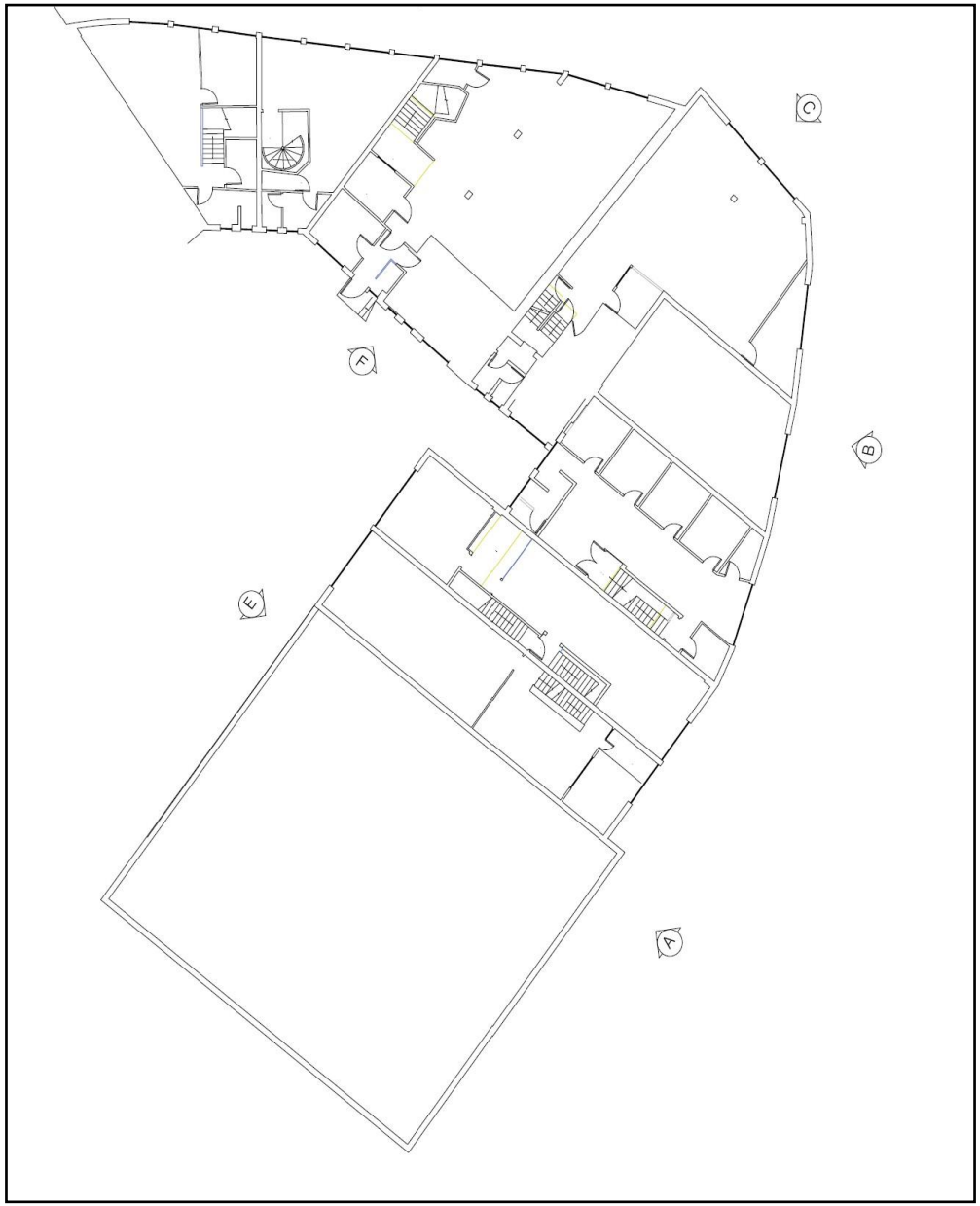
BUSINESS RATES & EPC INFORMATION

Address	Rateable Value (as at 1st April 2026)	EPC	Expiry Date
1 Croft Street, Burnley	£7,500	C (68)	8672-4793-1456-3908-0623
3 Croft Street, Burnley	£11,000	C (68)	9703-3017-7878-4421-0776
5 Croft Street, Burnley	£5,800	D (81)	8687-8021-4057-6902-2937
7 Croft Street, Burnley	£7,500	C (60)	7804-7609-4162-5833-3525
9 Croft Street, Burnley	£7,000	C (53)	3641-6260-9119-9615-1287
11 Croft Street, Burnley	£6,800	C(73)	1931-9303-6430-5272-0147
13-17 Croft Street, Burnley	£24,250	C (58)	7767-8082-2043-6106-4748
3 Yorkshire Street, Burnley	£6,200	C (64)	5063-2135-4291-6588-0082
5 Yorkshire Street	£5,900	B(41)	1688-1772-8071-7292-7753
7-9 Yorkshire Street	£16,000	B(35)	8353-5706-4898-2320-0657

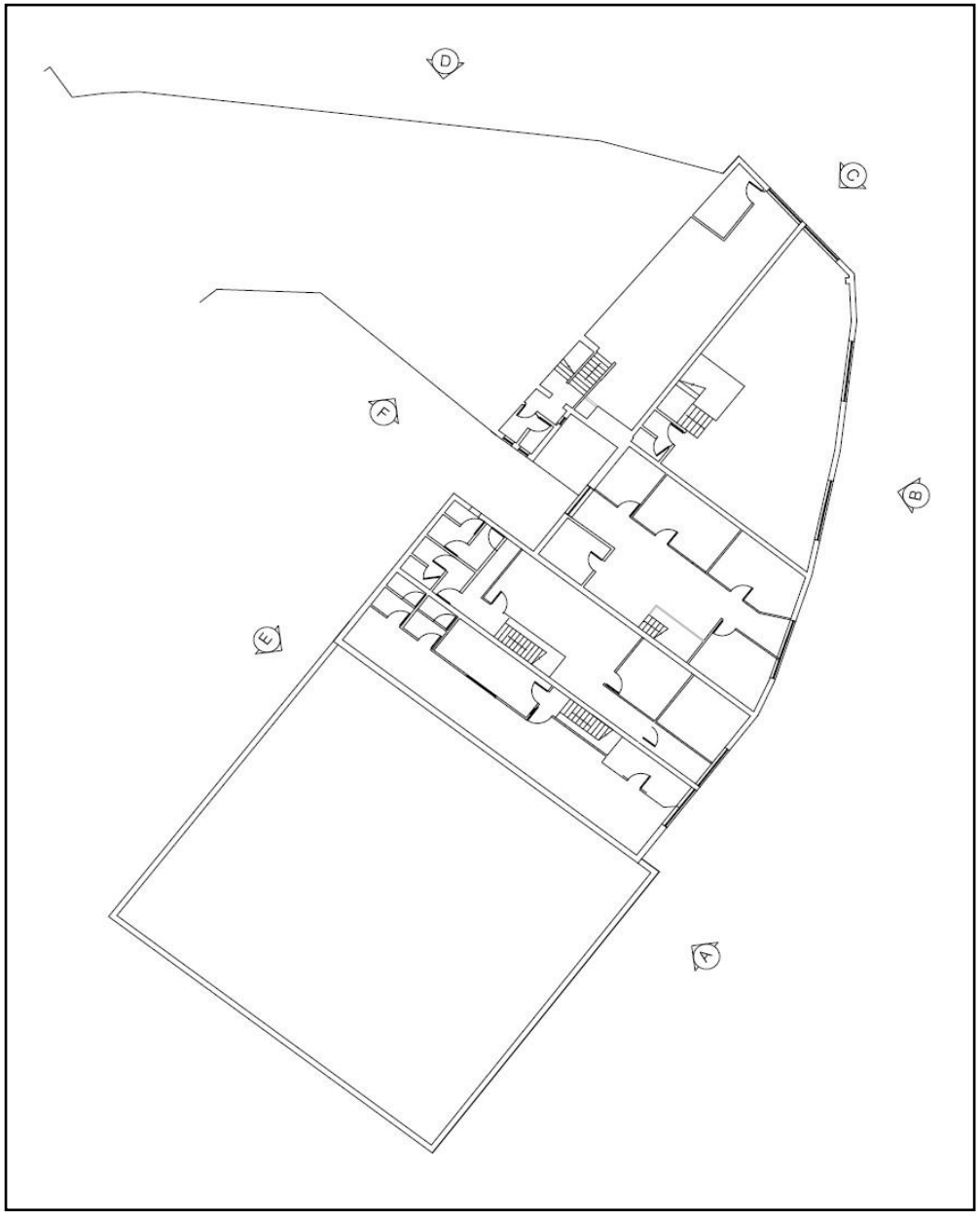
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION PLAN

