

- Substantial commercial building
- Recently trading as The Wybourn Hotel
- Frontage to Cricket Inn Road
- Two floors of accommodation
- First floor – Three bedroom accommodation with kitchen, living room and shower room
- Potential for a variety of uses (STP)

Accommodation

Ground Floor

Open plan former bar area
Male and female WCs
Side room and cellar head
Hallway and stairs
Rear stores and kitchen
Total Area 156.45sq m (1,684sq ft)

First Floor

Landing
Living room
Kitchen
Bedroom one
Bedroom two
Bedroom three
Shower room with WC
Total Area 50.07sq m (539sq ft)

Outside

The property has side sloping driveway
External single garage
Front garden area, raised from road level
Rear yard and raised garden

Business Rates

The property is listed as Public house and premises in the current rating list and has a Rateable Value of £9,250

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
jake@markjenkinson.co.uk

SOLICITORS

Marsdens Solicitors, 222 Colne Road, Burnley BB10 1DY

