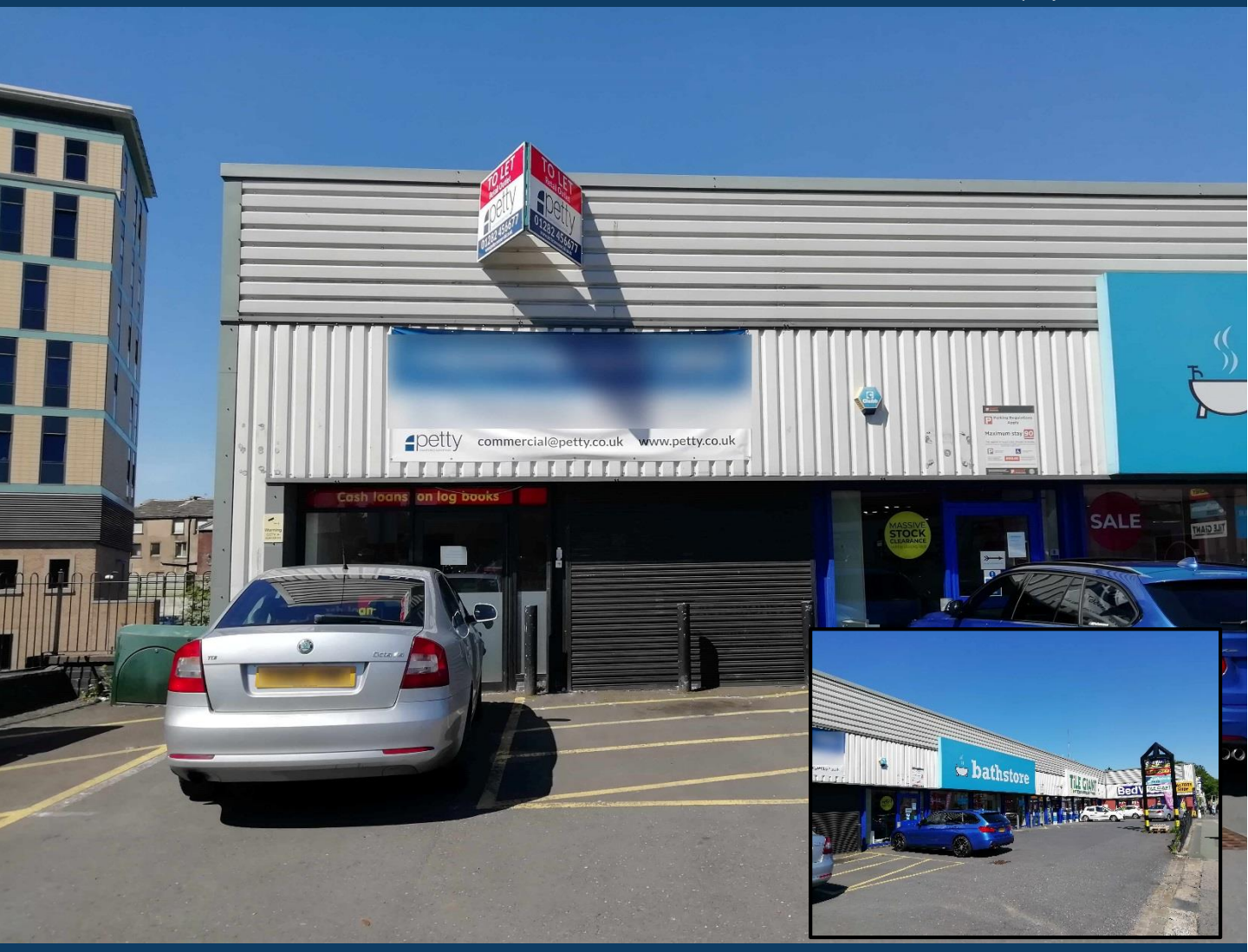
petty
CHARTERED SURVEYORS

Suite 3, Empire Business Centre
2 Empire Way
Off Liverpool Road
Burnley
BB12 6HH

T. 01282 456677
www.pettycommercial.co.uk



PROMINENT ROADSIDE RETAIL UNIT WITH PARKING

TO LET

Unit 1
54 Church Street
Burnley
Lancashire
BB11 2DL

Size: 94.62 sq.m (1,018.53 sq.ft)

- Prominent retail premises with storage
- On site customer parking available
- Established complex within close proximity to Burnley town centre
- Suitable for various retail/trade uses subject to the appropriate planning consent

LOCATION
The property is situated on an established retail business parade off Church Street (A682), one of the main arterial routes leading into Burnley town centre. Occupiers in the immediate vicinity include Domino's pizza, Tile Giant and Bath Store. The property occupies an end parade.

DESCRIPTION
A single storey retail unit that has been recently occupied as an Auto-Money shop. Internally the premises have been partitioned to create a sales area to the front with storage, office, kitchen and WC facilities to the rear.

The property has the benefit of a fully glazed display frontage with roller shutter security. The property would lend itself to a variety of retail and trade counter uses subject to the appropriate planning consent.

The property is due to undergo a Landlord's refurbishment which is to include, solid flooring, and open plan accommodation.

Externally the property benefits from a shared car park with adequate customer parking available.

ACCOMMODATION

Sales area	29.48 sq.m	(317.3 sq.ft)
Open plan store		
Server room		
Office		
Kitchen		
WC	65.15 sq.m	(701.23 sq.ft)
GIA	**94.62 sq.m**	**(1,018.53 sq.ft)**

SERVICES
The property has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING
It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES
We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £12,250 per annum (2017/18).

RENT
£13,000 (thirteen thousand pounds) per annum.

TERMS
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

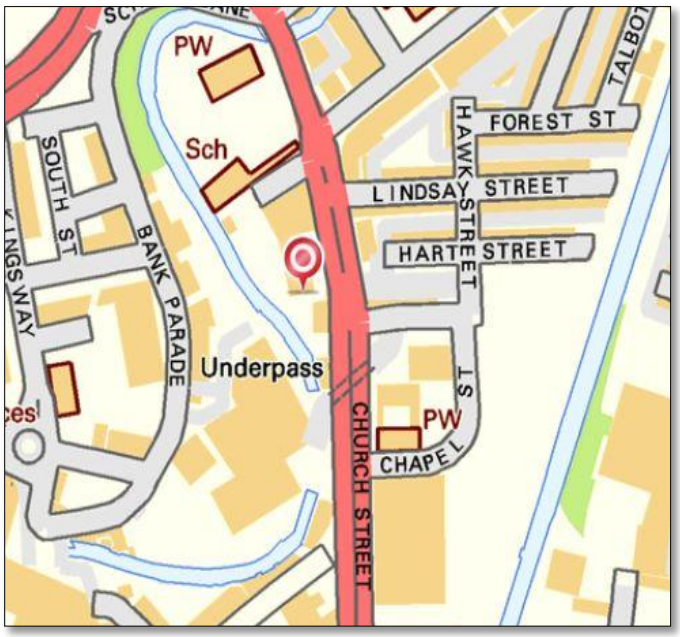
LEGAL COSTS
Each party is to be responsible for their own legal costs incurred.

EPC
An Energy Performance Certificate is available upon request.

VAT
VAT is chargeable on the annual rental.

VIEWING
Petty Chartered Surveyors
Suite 3, Empire Business Centre
2 Empire Way
Off Liverpool Road
Burnley
BB12 6HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk



Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 1114