



REFURBISHED TOWN CENTRE OFFICE PREMISES

To Let

First & Second Floors
84 St James Street
Burnley
Lancashire
BB11 1NJ

119.28 sq.m (1,284 sq.ft)

Property Information

- Prime town centre location
- Independent access from St James St
- Suspended ceilings, gas central heating, recent new carpeting throughout

LOCATION

The property is situated on St James Street, the main pedestrianised shopping area in Burnley town centre. The accommodation is above 84 St James Street currently occupied by Done Bookmakers with other occupiers in the area including Nationwide Building Society, Skipton Building Society and Santander.

DESCRIPTION

First and second floor office accommodation within a three storey stone built property beneath a pitched slate roof.

The premises benefit from access directly from St James Street. The first floor provides reception/office with 2 further private offices, rear kitchen and WC.

The second floor comprises 4 offices, plus WC. The offices have recently been refurbished to provide UPVC double glazed windows throughout, suspended ceiling, gas fired hot water central heating system and have also been re-carpeted and decorated throughout.

ACCOMMODATION

First Floor

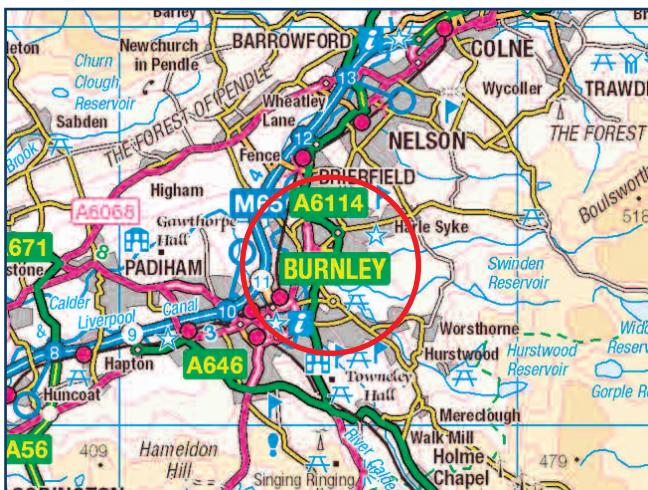
Reception and 2 offices	45.52 sq.m	(490 sq.ft)
Rear kitchen	3.34 sq. m	(36 sq.ft)

Second Floor

4 offices	70.42 sq.m	(758 sq.ft)
Total net internal area	119.28 sq.m	(1,284 sq.ft)

SERVICES

All mains services are available. The property is heated via a gas fired hot water central heating system.



RENT

£7,000 (seven thousand pounds) per annum.

LEASE TERMS

The accommodation is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs.

RATES

The offices at present have two rateable values as follows:

First floor	£5,300
Second Floor	£5,100

If the property is occupied as a whole then the accommodation will have to be re-assessed.

VIEWING

Petty Chartered Surveyors

Imperial Chambers

Manchester Road

Burnley

Lancashire

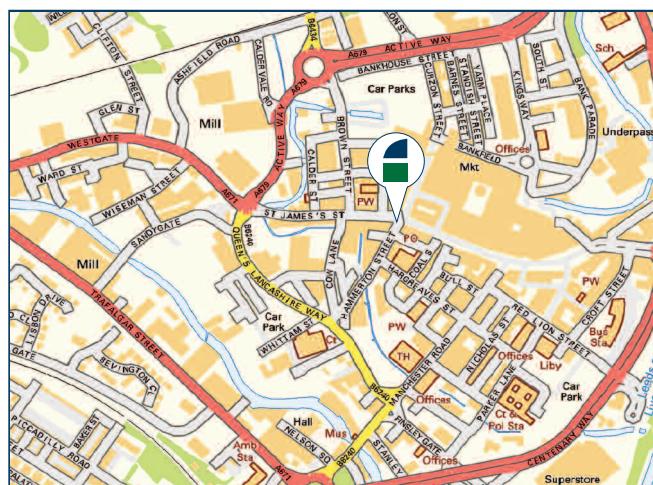
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