

Up to 1 year Rent Free



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)

RENT FREE

The Landlords are willing to give up to a year rent free subject to a long lease term which is to be agreed.

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

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