# \*PROPERTY PARTICULARS





The Portal, Bridgewater Close, Network 65 Business Park, Burnley, BB11 5TT burnley@tdawson.co.uk

# TO LET

# **TOWN CENTRE SHOP UNIT**

**APPROX 66.43 SQ.M. (715 SQ.FT.)** 

- **♦ GOOD SECONDARY LOCATION**
- **♦ CORNER UNIT WITH ADVANTAGE OF RETURN FRONTAGE** 
  - **♦ PEDESTRIANISED POSITION**
  - ♦ SUITABLE FOR A VARIETY OF RETAIL USES
  - ♦ NEW LEASE AVAILABLE, FLEXIBLE TERMS



18 PARKER LANE
BURNLEY
LANCASHIRE
BB11 2DY

#### LOCATION

The property is situated in Burnley's busy town centre and occupiers a prominent corner location at the junction of Parker Lane and Boot Way, which is a pedestrianised location and forms part of a busy thoroughfare between the Bus Station and the popular Charter Walk Shopping Centre.

A number of well known businesses are situated close by including Ladbrokes, McDonalds, William Hill and Wilko.

#### **DESCRIPTION**

The property is situated in a modern parade of shops and comprises a ground floor lock up shop unit, which has a front sales area of good proportions, with frontage to and pedestrian access from both Parker Lane and Boot Way, and the sales area is supported with rear stock room / office and w.c. facilities.

To the rear of the premises there is a shared yard providing servicing facilities.

# **ACCOMMODATION**

Gross Frontage	5.71M	18'9"
Net Frontage	5.36M	17'6"
Internal Width	5.48M	18'0"
	Widening to	Widening to
	6.56M	21'6"
Shop Depth	10.23M	33'6"
Built Depth	11.89M	39'0"
Sales	61.59 sq.m.	663 sq.ft.
Stock/Office	4.84 sq.m.	52 sq.ft.
Total Area	6643 sq.m.	715 sq.ft.

#### **SERVICES**

Mains electricity, water and drainage.

## **SERVICES RESPONSIBILITY**

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

#### **PLANNING**

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

#### **RATING**

The Valuation Office website confirms a rateable value of £9,600. Contact the Local Rating Department on 01282 425011 to confirm rates payable and entitlement to small business rates relief.

#### **LEASE TERMS**

The property is available on a new full repairing and insuring lease, for a term to be agreed incorporating regular rent reviews and at a commencing rental of £12,000 per annum exclusive.

#### VAT

VAT is charged upon the rental.

# **SERVICE CHARGE**

A service charge is levied by the landlord for the upkeep and maintenance of the external fabric of the block and the rear yard.

# **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

### **LEGAL COSTS**

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with the transaction.

#### **VIEWING**

STRICTLY BY APPOINTMENT WITH THE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

OR JOINT AGENTS, CARTER TOWLER, PETER BRADBURY ON 0113 2451447.

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