

RETAIL

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 occupies 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 Ladbroke's, 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 Widening to 6.56M	18'0" Widening to 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 incoming 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 incoming 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.

E.mail: petebradbury@cartertowler.co.uk

