

RETAIL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
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TO LET

TOWN CENTRE RETAIL UNIT

GROUND FLOOR SALES 62.77 SQ.M. (676 SQ.FT.)

PLUS LOWER GROUND SALES

- **LOCATED IN THE HEART OF BURNLEY TOWN CENTRE**
 - **WELL ESTABLISHED RETAIL PARADE**
- **POTENTIAL FOR MANY USES (SUBJECT TO CONSENT)**
 - **NEW LEASE**
 - **FLEXIBLE TERMS.**



4 KEIRBY WALK
BURNLEY
LANCASHIRE
BB11 2DE

LOCATION

The property is situated within Burnley's busy town centre and occupies a good secondary and prominent location close to the junction of Keirby Walk with Hall Street and Yorkshire Street.

There is a good mix of local retailers close by, and the property is also situated close to the Charter Walk Shopping Centre pay and display car park.

DESCRIPTION

The property comprises ground and lower ground space within a two storey brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear staff/storage accommodation and open plan retail with changing areas at lower ground.

ACCOMMODATION

The property has the following approximate floor areas.

Ground Floor Sales Area	62.77 sq.m.	676 sq.ft.
Lower Ground	50.81 sq.m.	547 sq.ft.

RATING

Small Business Rating relief may apply. The property forms part of a larger rateable value and will be reassessed upon occupation. An estimate can be provided.

SERVICES

All mains services are available with the exception of gas.

SERVICES RESPONSIBILITY

It is the ingoing 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

LEASE TERMS

The property is available by way of a new three year full repairing and insuring tenancy at a commencing rental of £12,000 per annum exclusive subject to incentives.

SERVICE CHARGE

A service charge is levied on all tenants within the parade for maintenance and management of communal facilities and external repairs.

VAT

VAT will be charged at the current prevailing rate.

LEGAL COSTS

The ingoing tenant to make a contribution of £200 plus VAT towards the landlord's costs for the preparation of the lease.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

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

OR

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