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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

TOWN CENTRE RETAIL UNIT

715ft² (66.43m²)



- Located in the heart of Burnley Town Centre
- High profile corner unit
- Pedestrianised shopping area
- Potential for many uses (subject to consents)
- New Lease - Flexible terms

**18 PARKER LANE
BURNLEY
BB11 2BY**

18 Parker Lane, Burnley, BB11 2BY

LOCATION

The property occupies a high profile corner position fronting Parker Lane close to its junction with St James Street in the heart of Burnley town centre's prime retail core. This part of Parker Lane together with the return frontage to Boot Way have been pedestrianised and therefore benefit from high footfall due to this being a busy thoroughfare between the Bus Station and the prime shopping area.

The shopping area immediately surrounding the property has a complimentary mix of national and independent retailers.

DESCRIPTION

The property comprises a ground floor retail unit located at the end of a modern shopping parade with frontages to both Parker Lane and Boot Way. Internally the accommodation is divided to form a ground floor sales area with rear storage/staff accommodation.

Externally to the rear of the property there is a shared service yard.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Sales	663ft ²	(61.59m ²)
Staff/Stores	52ft ²	(4.84m ²)

Total	715ft²	66.43m²

RATING

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises	£11,250
UBR 2015/2016	£0.480

Due to transitional relief provisions the rates payable with regard to this property may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rate liability.

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ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of %D %(87). A full copy of the certificate is available upon request.

LEASE TERMS

The property is available by way of a new full repairing and insuring Lease, for a term of years to be agreed at an annual commencing rental of **£12,000 per annum** exclusive of rates, services, service charge, insurance, VAT and all other outgoings.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole letting agents:-

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