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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

Coronet House, Queen Street, Leeds LS1 2TW fax: 0113 244 4175 enquiries@cartertowier.co.uk

0113 245 1447



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 centrecs 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:-

Total	715ft²	66.43m²)
Sales	663ft ²	(61.59m²)
Staff/Stores	52ft ²	(4.84m²)

RATING

Description	Rateable Value
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.

Carter Trever for themselves and the vendor and the testor of this property whom they act give notice that () these particulars are a general cultine only for the guidance of prospective purchases or tenants are or tenants which or any prospective guidance of prospective purchases or tenants are constant. If carter Trever constants if carter Trever constants if carter Trever constants are an expression of any direct give only description of the immuno tenants are constants of carter Trever constants of a constant of carter Trever constants of any direct give only description and must satisfy themselves as to their accuracy life must and/or prices quoted in these particulars may be subject to VAT in addition in) Canter Trever on the table in nagigance or otherwise for any loss arising from the use of forces particulars of the representations and must satisfy themselves as to their accuracy life must and/or prices quoted in these particulars may be subject to VAT in addition in) Canter Trever will not be itable in nagigance or otherwise for any loss arising from the use of forces particulars () the representation any plant, machinery, equipment, services, lifetimes or fittings at the property shall not constitue a representation in function. Processelve purchasers/hearts allowed assity thermatives as to the impresentation in the requirements.



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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:-

CARTER TOWLER LTD (0113) 245 1447

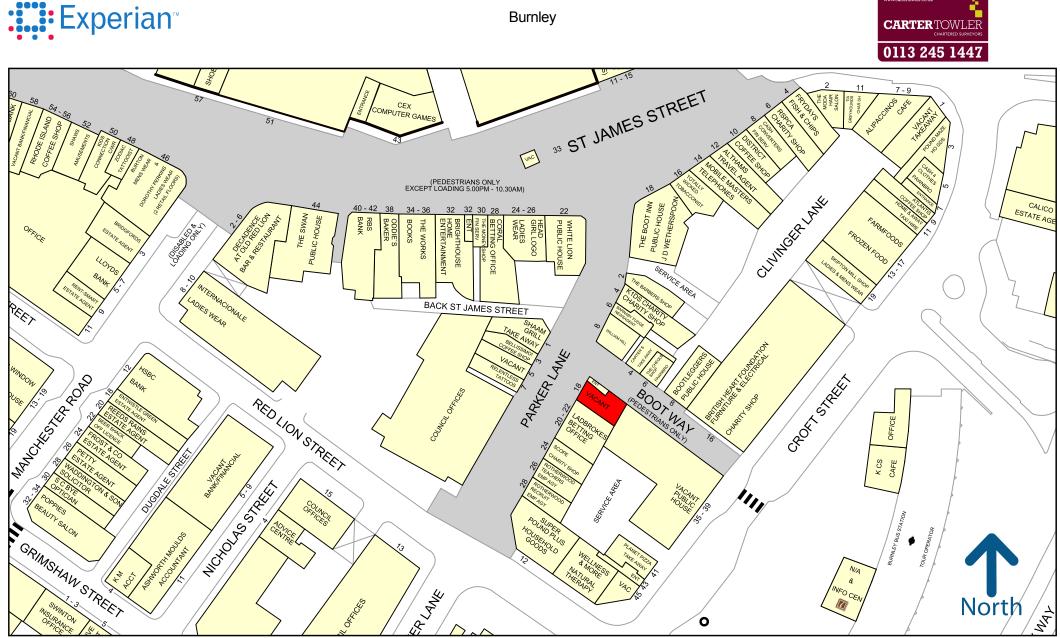
TREVOR DAWSON & CO (01282) 458007

Pete Bradbury petebradbury@cartertowler.co.uk Stephen James sjames@tdawson.co.uk

Pete Townsend petetownsend@cartertowler.co.uk

Ref: PB.PT.EO.15352 Details updated September 2015

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Burnley

50 metres



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