



## TOWN CENTRE RETAIL PREMISES

### TO LET

20 Yorkshire Street  
Burnley  
Lancashire  
BB11 2 DJ

Size: 69 sq.m (743 sq.ft)

- **Prominent town centre location with excellent frontage onto Church Street (A682).**
- **Open plan sales area suitable for a variety of uses.**
- **Benefiting from good footfall.**
- **Nearby parking facilities available.**

## LOCATION

The property occupies a mid parade position at the junction of Yorkshire Street and Church Street in a highly visible location with a good level of passing traffic. The property is within close proximity to Burnley Bus Station and Charter Walk Shopping Centre. Other occupants in the immediate vicinity include Boots the Chemist, McDonalds, HSBC and a number of other independent retailers and professional occupiers.

## DESCRIPTION

A ground floor retail unit comprising an open plan sales area together with a rear store room, kitchenette and WC facilities. The property has the benefit of fully glazed display window fronting Yorkshire Street, which in turn offers excellent visibility to approaching traffic from Centenary Way (A682).

## ACCOMMODATION

Sales Area  
Store Room  
WC

**GIA** 69 sq.m (743 sq.ft)

## SERVICES

The property benefits from mains electricity and water.

## SERVICES RESPONSIBILITY

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

## PLANNING

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

## RENT

£7,500 per annum

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £4,800 per annum (2017/18). The prospective tenant may benefit from Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm

## LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT is applicable.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

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