



## TOWN CENTRE OFFICE PREMISES

# To Let

17-19 Nicholas Street  
Burnley  
Lancashire  
BB11 2AQ

182.3 sq.m (1,963 sq.ft)

### Property Information

- Ground floor access with reception
- Car parking available
- May split on a per floor basis

## LOCATION

The property is situated on the corner of Grimshaw Street and Nicholas Street in the heart of the professional district of Burnley town centre. Notable occupiers in the area include National Westminster Bank and Swinton Insurance.

## DESCRIPTION

A substantial stone built corner property laid out over three floors beneath a pitched slate roof. The accommodation is accessed from a ground floor reception area with first and second floors incorporating a series of general and private offices, together with male and female WC's, kitchen and storage areas.

## ACCOMMODATION

<u>Ground Floor</u>		
<u>Reception</u>	19.88 sq.m	214 sq.ft
<u>First Floor</u>	91.98 sq.m	990 sq.ft
<u>Second Floor</u>	70.51 sq.m	759 sq.ft

Externally to the rear of the property there is a car parking area for up to two vehicles.

## TERMS

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

## RENT

£15,000 (fifteen thousand pounds) per annum.

## RATES

We are verbally informed the Rateable Value of the property is £8,400 with Rates Payable of £3,639.72.

## SERVICES

The property benefits from gas central heating.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties reasonable legal fees.

## VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

## VIEWING

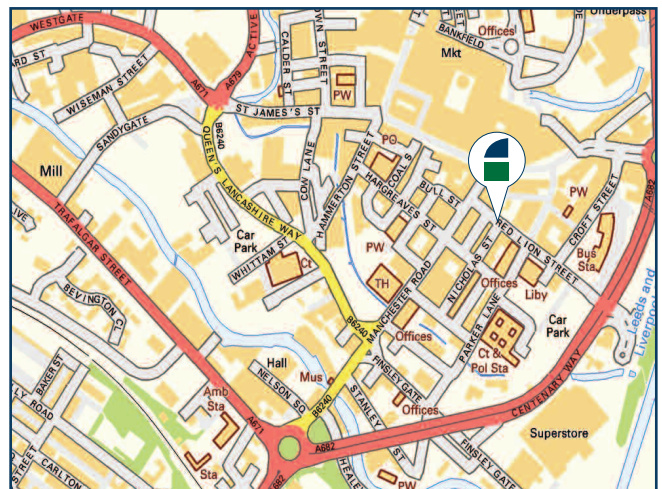
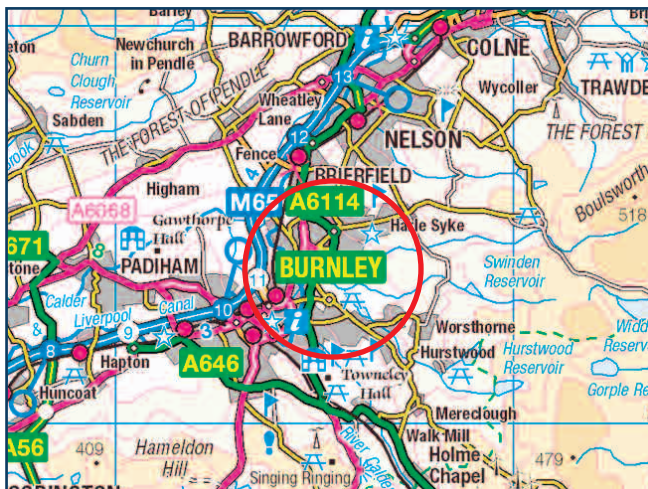
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