

# RETAIL

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**CARTER TOWLER**  
CHARTERED SURVEYORS

## TO LET

### TOWN CENTRE RETAIL UNIT

715ft<sup>2</sup> (66.43m<sup>2</sup>)



- 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 & 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 <sup>2</sup>	(61.59m <sup>2</sup> )
Staff/Stores	52ft <sup>2</sup>	(4.84m <sup>2</sup> )
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<b>Total</b>	<b>715ft<sup>2</sup></b>	<b>66.43m<sup>2</sup></b>
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### RATING

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises	£9,600
UBR 2018/2019	£0.48

Due to transitional relief provisions with effect from 1 April 2018 this unit will qualify for 100% rate relief (subject to the business only using a single property). Interested parties are advised to check with the Local 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:-

**CARTER TOWLER LTD**  
(0113) 245 1447

Pete Bradbury  
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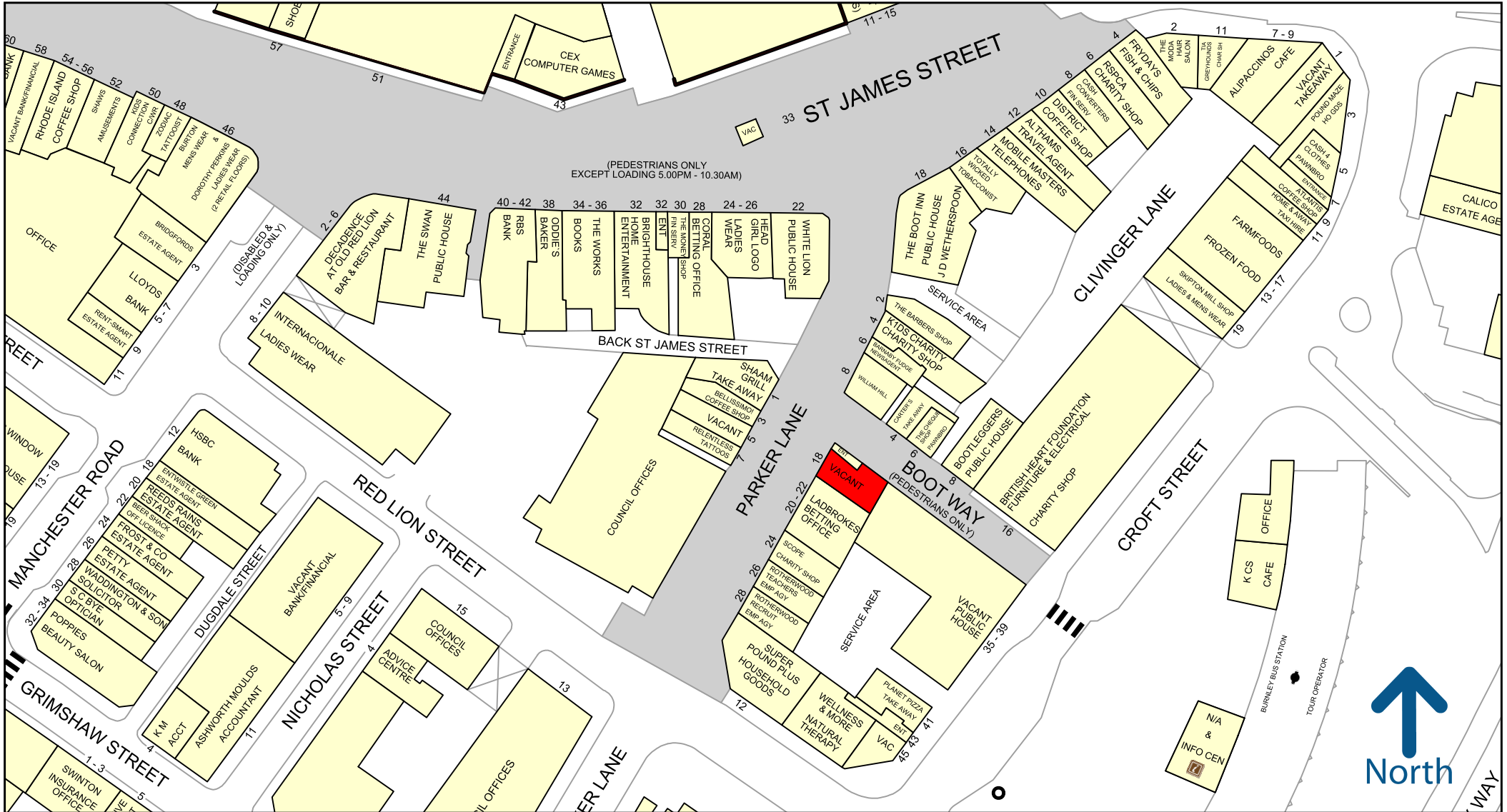
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**REF: PB.MV.15352**

**Details updated April 2018**



Experian Goad Plan Created: 27/04/2015  
 Created By: Carter Towler LLP