



FORMER SOCIAL CLUB/LEISURE PREMISES SUITABLE FOR VARIOUS USES

TO LET

22 Tunnel Street
Burnley
Lancashire
BB12 0NN

Size: 171.94 sq.m (1850.92 sq.ft)

- Renovated former social club
- Conveniently located near to junction 10 of the M65
- Licenced Premises
- May suit alternate uses subject to Planning Consent

LOCATION

The property is situated on Tunnel Street close to its junction with Pendle Way. The property is located close to of junction 10 of the M65 with Burnley and Padiham town centres also within close proximity. Other occupiers in the nearby vicinity include Holiday Inn Express, Travel Lodge.

DESCRIPTION

A detached property of stone construction beneath a pitched slate roof. The property has been occupied for a number of years as a Social Club and has undergone recent external renovation. The ground floor comprises an open plan seating area with a fitted bar and WC facilities. The first floor provides a further function room with bar and WC facilities. Further storage is also available to the lower ground floor and the property has the benefit of an adjacent yard.

ACCOMMODATION

Ground Floor

Seating area, bar,
WC's 89.37 sq.m (962.04 sq.ft)

First Floor

Function room, bar,
WC's 82.57 sq.m (888.88 sq.ft)
Basement

GIA 171.94 sq.m (1850.92 sq.ft)

SERVICES

The property has the benefit of all mains services.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £4,000 per annum (2018/19). The prospective Tenant may benefit from Small Business Rates relief and should contact Burnley Borough Council on 01282 425011 to confirm.

RENT

£9,000 per annum (Nine thousand pounds).

TERMS

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

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available upon request.

VAT

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

VIEWING

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