



RETAIL PREMISES WITH A5 HOT FOOD TAKEAWAY PLANNING CONSENT

TO LET

The Grove
Hargrove Avenue
Padiham
Lancashire
BB12 8NU

Size: 74.96 sq.m (806.91 sq.ft)

- Open plan accommodation with A5 Planning Consent
- Convenient edge of town location with immediate access to the Padiham by-pass (A6068)
- Allocated on-site parking

LOCATION

The property is situated on Hargrove Avenue close to its junction with Slade Lane on the edge of Padiham town centre. The property is within a short distance away from the Padiham by-pass (A6068) which in turn offers good connectivity to the M65. Other occupants in the immediate vicinity include Premier convenience store and Costcutter.

DESCRIPTION

A ground floor premises of traditional brick construction under a pitched slate roof. The property previously traded for a number of years as The Grove pub and has been sub-divided in recent years, now offering a self-contained, open plan retail unit.

The property comprises an open plan reception room leading to a sales area with rear kitchenette and WC facilities. Full Planning Consent has been granted for change of use to A5 "hot food takeaway" with restaurant facilities. Further details are available upon request.

Externally the property benefits from two allocated parking spaces to the front of the building.

ACCOMMODATION

Reception	19.4 sq.m	(208.86 sq.ft)
Sales area	37.18 sq.m	(400.24 sq.ft)
Kitchenette, WC		
Facilities	18.38 sq.m	(197.81 sq.ft)

GIA 74.96 sq.m (806.91 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 property has a Rateable Value of £3,300 per annum (2018/19).

Small Business Rates relief may be available and further enquiries should be directed to Burnley Borough Council on 01282 425011

RENT

£12,000 (Twelve thousand pounds) per annum

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 incurred.

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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