



PRIME RETAIL UNIT

TO LET

66 St James Street
Burnley
Lancashire
BB11 1NH

Size: 287 sq.m (3,090 sq.ft)

- Prime town centre location.
- Adjacent to Rhode Island Coffee, Costa Coffee and Barclays Bank.
- Open plan ground floor sales area.
- Full height display frontage.

LOCATION

The property is situated in a prominent position on St James Street being adjacent to Natwest Bank with other retailers in the vicinity including Rhode Island Coffee, Quick Crepes and Barclays Bank.

DESCRIPTION

The property has its accommodation arranged on two floors. The ground floor has an aluminium framed display frontage and internally there is a suspended ceiling incorporating dual air conditioning/heating units. There are storage and WC facilities to the rear.

The first floor provides further storage staff room and toilet facilities

The property also benefits from an extensive basement area for storage.

ACCOMMODATION

Ground Floor

Gross frontage	8.58 m	28'2 ft
Internal width	8.28 m	27'2 ft
Shop depth	11.50 m	37'9 ft
Built depth	14.42 m	47'4 ft

Gross Internal area 119.4 sq.m 1285 sq.ft

First Floor

Storage	60.2 sq.m	648 sq.ft
Office 1	14.9 sq.m	161 sq.ft
Toilet facilities		

Basement 92.5 sq.m 996 sq.ft

SERVICES

The property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the incoming tenant's responsibility to verify that all services and appliances 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 £33,250 per annum (2017/18).

RENT

£22,500 (twenty two thousand five hundred pounds)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed incorporating rent reviews at appropriate intervals.

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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