



## FORMER LICENCED RESTAURANT

### TO LET

9 Bank Parade  
Burnley  
Lancashire  
BB11 1UH

Size: 149.76 sq.m (1612 sq.ft )

- **The Former Red Lantern Chinese restaurant.**
- **Pleasant bar and waiting area.**
- **Open plan restaurant.**
- **Extensive kitchen.**
- **Close to substantial car park.**

## LOCATION

The property is situated on Bank Parade in Burnley town centre, adjacent to the Charter Walk Shopping Centre car park. Other occupants in the area include St Peter's NHS and leisure centre, a children's nursery, the Royal Mail sorting office and the Bridge public house.

## DESCRIPTION

The property is of traditional stone construction and the accommodation is arranged on the lower ground floor. It comprises of a reception area with bar, restaurant facility, male and female WC's a substantial kitchen, stores and staff WC.

## ACCOMMODATION

Reception	11.71 sq.m	126 sq.ft
Bar Area	36.05 sq.m	388 sq.ft
Restaurant	72.74 sq.m	783 sq.ft
Kitchen	18.02 sq.m	194 sq.ft
Stores	11.24 sq.m	121 sq.ft
Male & Female WC's		
Staff WC		

## 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.

The premises have been occupied as a licensed restaurant for the last 20 years

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £10,000 per annum (2019/20). The property is likely to qualify for Small Business Rate Relief.

## RENT

£13,950 pa (thirteen thousand nine hundred and fifty pounds) exclusive.

## TERMS

The property is available by way of a new internal 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

VAT is not applicable.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk





