

RETAIL

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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

TOWN CENTRE RETAIL UNIT

503 – 1,086 sq ft (100.89 sq m)



- Located in the heart of Burnley Town Centre
- Well established retail parade
- New lease - flexible terms

**5-7 HALL STREET
BURNLEY
BB11 1QJ**

5-7 Hall Street, Burnley, BB11 1QJ

LOCATION

Hall Street adjoins Keirby Walk and is a popular shopping parade located in the heart of Burnley Town Centre. Keirby Walk in turn leads to St James Street and the prime retail core of Burnley. This area of the town is home to a number of national and independent retailers.

The property lies adjacent to the Charter Walk Shopping Centre and a large Bay & Display+ car park.

DESCRIPTION

The property comprises a ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation comprises two units which have been combined and can be offered either as a double unit or two separate smaller units. Both units benefit from w/c's and staff area to the rear with open plan sales accommodation to the front.

ACCOMMODATION

The units have the following approximate net internal floor areas:-

No.5	503 sq ft	(46.72 sq m)
No.7	583 sq ft	(54.16 sq m)
TOTAL	1,086 sq ft	(100.89 sq m)

RATING

The accommodation is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
%Shop and Premises+	£13,500
UBR 2018/2019	£0.48

Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset rating of D. A full copy of the certificate is available upon request.

5-7 Hall Street, Burnley, BB11 1QJ

PLANNING

The unit has A1 planning use.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The annual commencing rental is as follows:-

No.5 - **£7,000 per annum exclusive**

No.7 - **£7,500 per annum exclusive**

No.5&7 combined - **£14,000 per annum exclusive**

VAT, business rates, services, service charge, insurance and all other outgoings payable in addition.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact either of the joint agents:-

CARTER TOWLER LIMITED
0113 245 1447

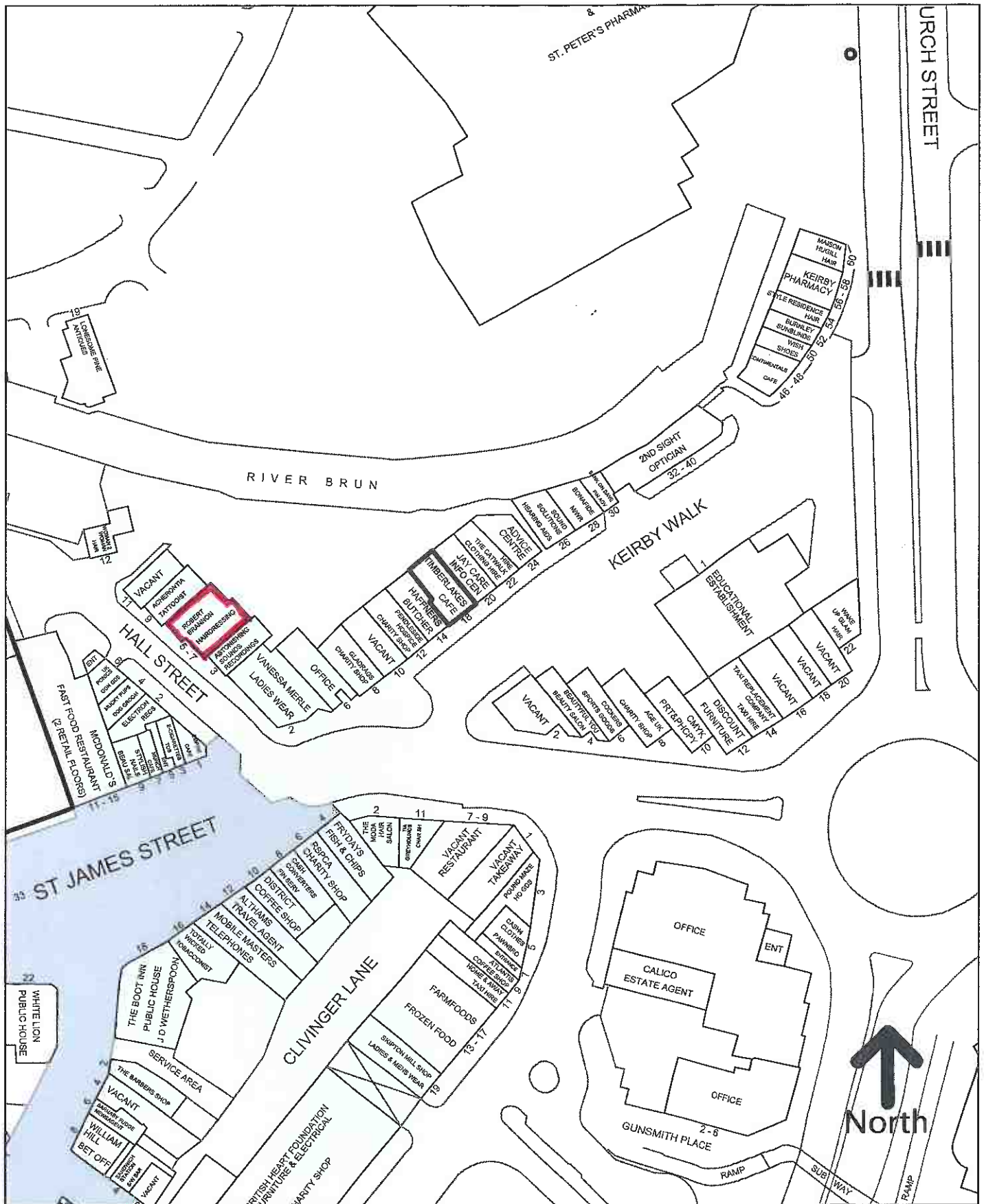
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(REF: PB.CM.18850)

Details prepared November 2018



50 metres

Experian Goad Plan Created: 06/04/2016
Created By: Carter Towler LLP



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