



## TOWN CENTRE OFFICE/RETAIL PREMISES

# TO LET

15-17 St James Row  
Burnley  
Lancashire  
BB11 1DR

Size: 158 sq.m (1,703 sq.ft)

- Former insurance brokers with deceptively spacious accommodation.
- Suspended ceilings, Cat 5 wiring and gas central heating.
- Fitted kitchen and toilet facilities
- Other occupants in the vicinity include Barclays Bank, Hays Recruitment and St James House.

## LOCATION

The property is situated in Burnley town centre just off St James Street to the rear of Barclays Bank on a busy thoroughfare.

## DESCRIPTION

The property is a three storey building of stone construction with a pitched slate roof. The accommodation is arranged over three floors with basement storage. The ground floor comprises of an open plan reception and two private offices with glazed frontages. The first floor offers a large open plan office and on the second floor there is a further open plan office and toilet facilities.

The property has the benefit of suspended ceilings and gas fired central heating.

## ACCOMMODATION

### Ground Floor

Reception	29.3 sq.m	(316 sq.ft)
Private office 1	11.7 sq.m	(126 sq.ft)
Private office 2	14.7 sq.m	(159 sq.ft)

### First Floor

Landing	7.7 sq.m	(88 sq.ft)
General office	46.6 sq.m	(502 sq.ft)

### Second Floor

Kitchen & toilet facilities	21.8 sq.m	(235 sq.ft)
Office / store	26.2 sq.m	(282 sq.ft)

**Net internal floor area 158 sq.m (1,703 sq.ft)**

## SERVICES

The property has the benefit of all mains services including gas fired central heating.

## 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.

## BUSINESS RATES

We are informed by the Valuation office Agency website that the property has a Rateable Value of £9,800 and Rates Payable of £4,488.40 (2012/13). The estimate from 1<sup>st</sup> April 2017 is £8,200 per annum, small business rates relief may be applicable.

## RENT

£10,000 (Ten 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

## EPC

An Energy Performance Certificate is available upon request.

## VAT

The rent is not subject to VAT

## VIEWING

Petty Chartered Surveyors  
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