



## TOWN CENTRE RETAIL PREMISES

### TO LET / MAY SELL

Ground Floor  
32 St James Street  
Burnley  
Lancashire  
BB11 1NQ

Ground floor sales 154.86 sq.m (1667 sq.ft)  
Storage & Basement 49.23 sq.m (530 sq.ft)

- Former Bright House retail showroom offering excellent clear floor sales area.
- Full display frontage to St James Street.
- Additional basement storage.
- Opposite McDonalds, Wilkinson's and CEX Entertainment Exchange.
- May sell the whole building subject to the first floor tenancy.

## LOCATION

The property is situated within Burnley town centre within the pedestrianised precinct in an established and respected retail location. Other occupants in the area include, Althams Travel, Wilkinson's and McDonalds.

## DESCRIPTION

The property until recently was occupied by Bright House. The property is generally open plan with a full display window to St James Street and a suspended ceiling. The ground floor area is predominantly sales with some additional storage together with a small basement.

## ACCOMMODATION

Gross width	33 ft 11 in.
Net width	25 ft 01 in.
Depth	44 ft 09 in.

Ground floor sales	154.86 sq.m	1667 sq.ft
Ground floor store	4.64 sq.m	50 sq.ft
Basement	44.59 sq.m	480 sq.ft

## SERVICES

The property has the benefit of mains water and electricity.

## 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, contact Burnley Borough Council 01282 425011.

## BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £32,750 per annum 2017/18

## RENT

£18,000 per annum

## TERMS

The property is available by way of a new full repairing and insuring Lease for a term to be agreed.

## SALE

The property is available including the first floor that has separate access and is let by way of a 3 year lease from March 2020 at £4,500 p.a. to Black Cat Lettings Agency

## 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

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
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