



TOWN CENTRE RETAIL PREMISES

TO LET

4 Yorkshire Street
Burnley
Lancashire
BB11 2DJ

Size: 77.72 sq.m (836.57 sq.ft)

- Prominent town centre location.
- Spacious accommodation suitable for a variety of retail uses.
- Benefiting from good footfall.
- Nearby parking facilities available.

LOCATION

The property occupies a mid parade position fronting Yorkshire Street, in close proximity to St James Street, the main pedestrianised thoroughfare into the centre of Burnley. The property is within close proximity to Burnley Bus Station and Charter Walk Shopping Centre. Other occupants in the immediate vicinity include Boots, McDonalds, RBS, HSBC and a number of other independent retailers and professional occupiers.

DESCRIPTION

A single storey retail unit comprising an open plan sales area with several partitioned treatment rooms and WC facilities. The property has the benefit of a fully glazed double frontage and is carpeted throughout with partial laminate flooring.

ACCOMMODATION

Sales Area
3 Treatment rooms
2 Storerooms
WC

GIA 77.72 sq.m (836.57 sq.ft)

SERVICES

The property has the benefit of mains electricity and water.

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.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7000 per annum (2017/18). The prospective tenant may benefit from Small Business Rates Relief and should contact the Burnley Borough Council on 01282 425011 to confirm.

RENT

£7,500 (seven thousand five hundred 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

All prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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