



## PRIME RETAIL / HOT FOOD TAKEAWAY

### TO LET

117 St James Street  
Burnley  
BB11 1PP

Size: 146.5 sq.m 1576 sq.ft

- Prime town centre location adjacent to Marks and Spencer's.
- Recently refurbished ground floor accommodation with additional sales / storage to the first and second floor.
- Full height display return frontage.

## LOCATION

The property is situated on St James Street being adjacent to Marks and Spencer's with other retailers in the vicinity including Game Zone, Pandora, Santander and Skipton Building Society.

## DESCRIPTION

The property is situated on the corner of St James Street and Bethesda Street and has a return fully glazed frontage.

The accommodation is arranged on three floors. The ground floor has recently been completely refurbished and is open plan with stairs leading to the first floor and a small basement area.

The first floor was previously offices and the second floor is open plan with a WC facility.

## ACCOMMODATION

### Ground floor

Gross frontage	5.99 sq.m	19' 6"
Internal width	5.63 m	18'4"
Shop depth	10.64 m	34'8"
Net internal	56.34 sq.m	606 sq.ft

### First floor net internal

Offices	26.5 sq.m	285 sq.ft
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### Second floor net internal

Stores	59.5 sq.m	640 sq.ft
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## SERVICES

The property has the benefit of all mains services although this needs to be clarified by the prospective tenant.

## 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

The property was occupied by Subway for a number of years and it is believed that the property has consent for a hot food takeaway Categories A3 / A4 / A5. It is the prospective tenant's responsibility to verify that their intended use is acceptable to the Burnley Planning Authority on 01282 425011

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £13,750 per annum (2020/21).

## RENT

£15,000 p.a (fifteen thousand pounds).

## TERMS

The property is available by way of a Full repairing and Insuring lease for a term to be agreed incorporating rent reviews at the appropriate intervals.

## 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 may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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