

REDUCED



REFURBISHED ROADSIDE RETAIL PREMISES

TO LET

Ground Floor
309 Padiham Road
Burnley
Lancashire
BB12 6PR

Size: 56.17 sq.m (604.66 sq.ft)

- Former hair salon premises ideally suited for a variety of retail uses.
- Recently refurbished.
- Heavily trafficated road in prime location
- Full height display window on to Padiham Road

LOCATION

The property is situated on Padiham Road (A671), the main arterial route linking Padiham to Burnley town centre. Immediate access is available to junction 10 of the M65 motorway and Burnley town centre is within approximately 5 minutes drive.

DESCRIPTION

A mid-terraced property of stone construction beneath a pitched slate roof. The property has been occupied for a number of years and has undergone recent refurbishment to comprise a self contained ground floor retail unit, suitable for a variety of uses.

The property has the benefit of a full height glazed display window offering excellent frontage onto Padiham Road which benefits from a high level of passing traffic.

The property has undergone a recent refurbishment, including new lighting, a new kitchen and WC facilities

ACCOMMODATION

Ground Floor

Reception
Salon/treatment room
Kitchenette
WC

GIA **56.17 sq.m** **(604.66 sq.ft)**

SERVICES

The property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective Purchaser'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 Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

RENT

£425 pcm.

TERMS

The property is available by way of a new Full Repair and Insuring Lease for a term to be agreed

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £2,250 per annum (2018/19). Small Business Rates relief may be available and further enquiries should be directed to Burnley Borough Council on 01282 425011.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT is not applicable.

VIEWING

Petty Chartered Surveyors
Suite 3 Empire Business Centre
2 Empire Way, Off Liverpool Road
Burnley
BB12 6HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk

