



**Spacious ground floor nightclub / bar in a prime town centre location.**

## **TO LET**

**13-19 HAMMERTON STREET  
BURNLEY  
LANCASHIRE  
BB11 1NA**

**4,664 Sq Ft (433.29 Sq M)**

- Multi level layout featuring a main bar, and a raised dance floor with elevated booth seating.
- Prominently situated in the heart of the town's primary leisure circuit
- Versatile late night venue ready for immediate occupation, offering expansive triple frontage.
- Ancillary kitchen facilities including a potwash area and a fitted cold room.

### Location

Situated on Hammerton Street close to its junction with Hargreaves Street, the property is well positioned close to Marks and Spencers, Charter Walk Shopping Centre, and various independent retailers, bars, and restaurants. Hammerton Street is located just off Queens Lancashire Way, which provides good connections to the M65 at junctions 10 and 11.

### Description

A substantial retail property occupying a prominent town centre location. Most recently occupied as a bar and nightclub, the accommodation is situated on the ground floor and is accessed via a main entrance leading into a boothed seating area.

The interior features a central bar and a main dance floor. Both the dance floor and additional boothed seating are situated at a raised level.

Ancillary facilities include a large kitchen area with a potwash area and a fitted cold room. The premises also benefit from two private offices and full WC facilities, including ladies, gents, and disabled toilets.

With its prime position in the heart of the town's leisure district, the property is perfectly located for established bar and club operators.

### Accommodation

Ground Floor

Reception 8.03 sq m 86.43 sq ft

Main dance floor and seating 187.13 sq m 2,014.25 sq ft

Private booths seating 128.73 sq m 1,385.64 sq ft

Kitchen 39.86 sq m 429.05 sq ft

Potwash area 9.61 sq m 103.44 sq ft

Staff WC 1.62 sq m 17.44 sq ft

Office 1 6.76 sq m 72.76 sq ft

Office 2 / Safe room 4.5 sq m 48.44 sq ft

Ladies WC 25.69 sq m 276.53 sq ft

Disabled WC 3.54 sq m 38.10 sq ft

Mens WC 17.8 sq m 191.60 sq ft

Total GIA 433.27 sq m 4,663.70 sq ft



### Planning

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

### Rent

£3,000 pcm + VAT

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £19,750 per annum (2026/27).

### Services

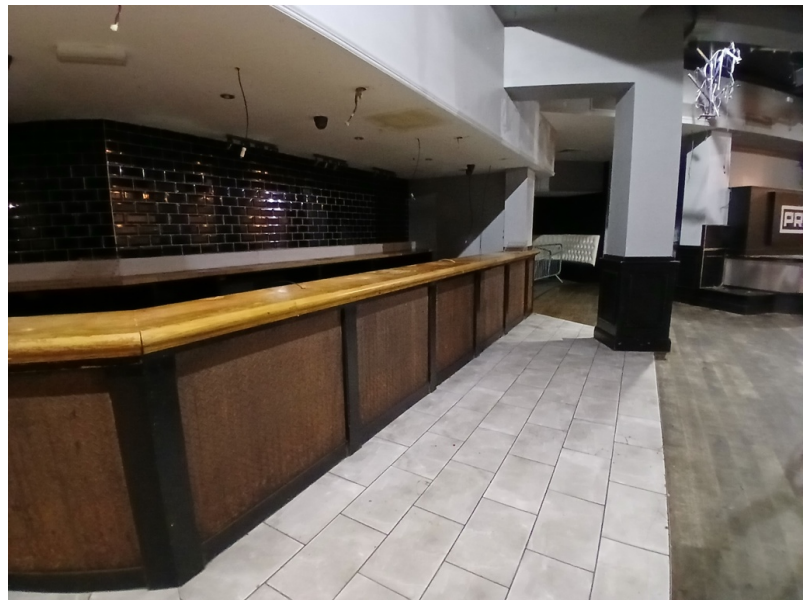
The property has the benefit of mains electricity and water with dual heating / air conditioning.

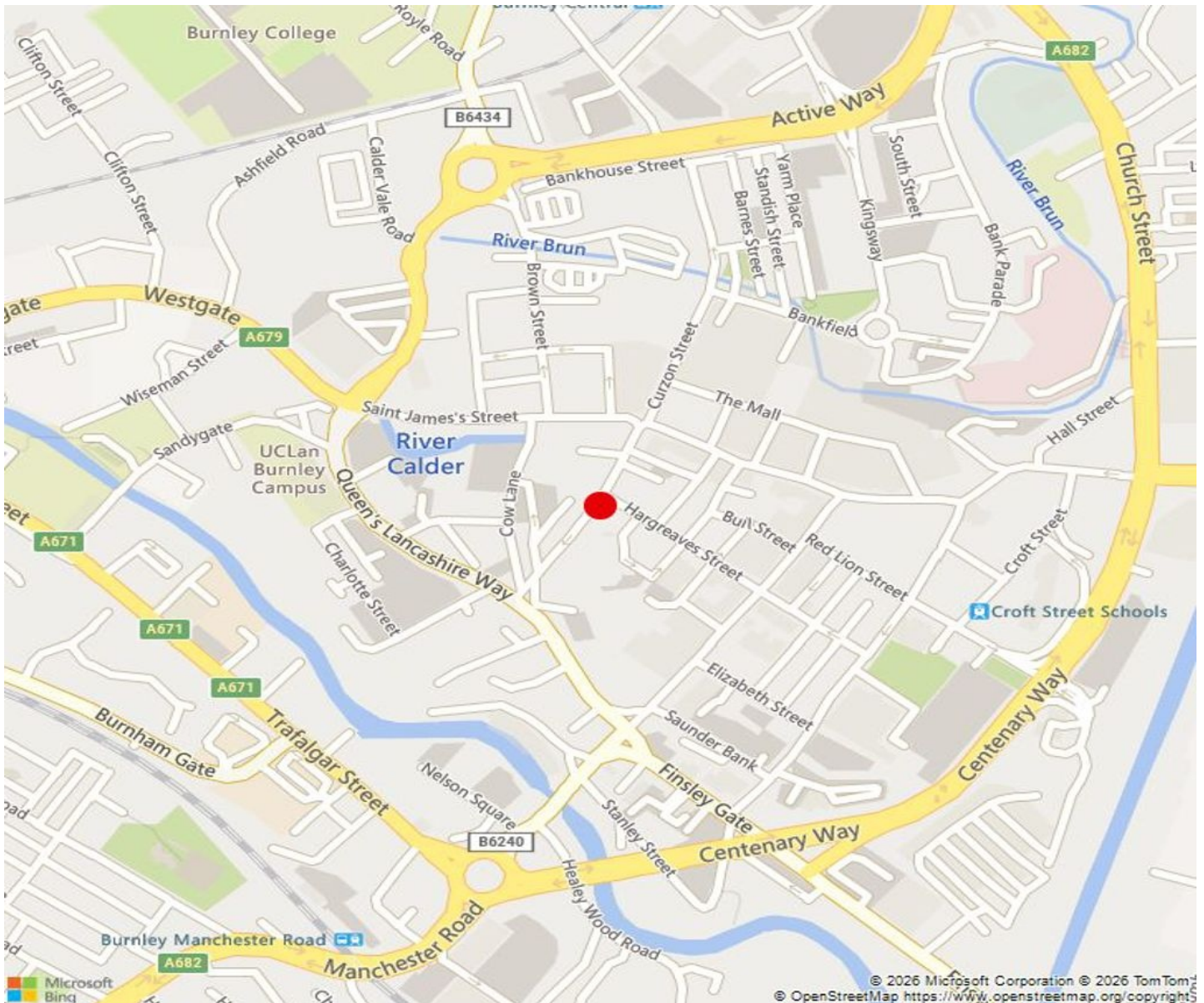
### Services Responsibility

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.

### Terms

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





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

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

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

