



## Prominent Roadside Retail Unit With Parking

### TO LET

**UNIT 1  
54 CHURCH STREET  
BURNLEY  
LANCASHIRE  
BB11 2DL**

**1,018.53 Sq Ft (94.62 Sq M)**

- Prominent retail premises with storage
- On site customer parking available
- Established complex within close proximity to Burnley town centre
- Suitable for various retail/trade uses subject to the appropriate planning consent

### Location

The property is situated on an established retail business parade off Church Street (A682), one of the main arterial routes leading into Burnley town centre. Occupiers in the immediate vicinity include Domino's pizza, Tile Giant and Bath Store. The property occupies an end parade.

### Description

A single storey retail unit that has been recently occupied as an Auto-Money shop. Internally the premises have been partitioned to create a sales area to the front with storage, office, kitchen and WC facilities to the rear.

The property has the benefit of a fully glazed display frontage with roller shutter security. The property would lend itself to a variety of retail and trade counter uses subject to the appropriate planning consent.

The property is due to undergo a Landlord's refurbishment which is to include, solid flooring, and open plan accommodation.

Externally the property benefits from a shared car park with adequate customer parking available.

### Accommodation

Sales area 29.48 sq.m (317.3 sq.ft)

Open plan store

Server room

Office

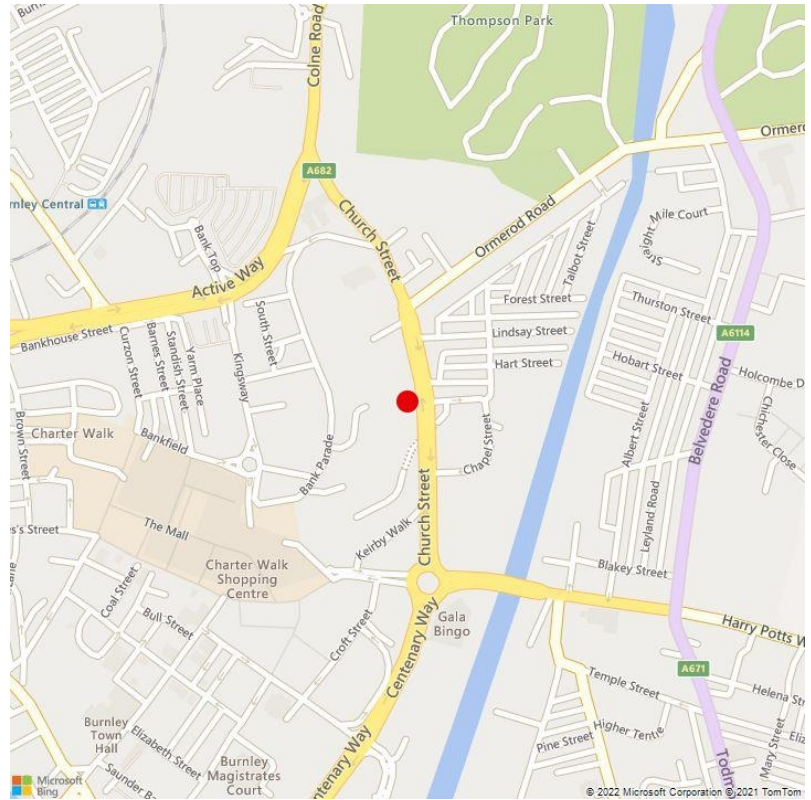
Kitchen

WC 65.15 sq.m (701.23 sq.ft)

GIA 94.62 sq.m (1,018.53 sq.ft)

### Planning

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



### Price

£14,000 (fourteen thousand pounds) per annum.

The Landlords are willing to give up to a year rent free subject to a long lease term which is to be agreed.

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £12,250 per annum (2017/18).

### 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.

### Terms

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

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

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

### VAT

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

### Viewings

Petty Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

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