

**LIBRARY PHOTOGRAPH**



**Prime Retail Investment**

**FOR SALE**

**66  
ST. JAMES'S STREET  
BURNLEY  
LANCASHIRE  
BB11 1NH**

**3,090 Sq Ft (287.06 Sq M)**

- Prime town centre location.
- Let to Luxury Leisure Talarlis Ltd for a term of 15 years.
- Adjacent to Rhode Island Coffee, Barclays Bank and opposite to Costa Coffee.
- Recently extensively refurbished externally including roof and rendering works.

### Location

The property is situated in a prominent position on St James Street in a pedestrianised location. Other retailers in the vicinity including Rhode Island Coffee, Quick Crepes and Barclays Bank.

### Description

The property has its accommodation arranged on two floors. The ground floor has an aluminium framed display frontage and internally there is a suspended ceiling and the accommodation is generally open plan. There are storage and WC facilities to the rear.

The first floor provides further storage, staff room and toilet facilities.

### Accommodation

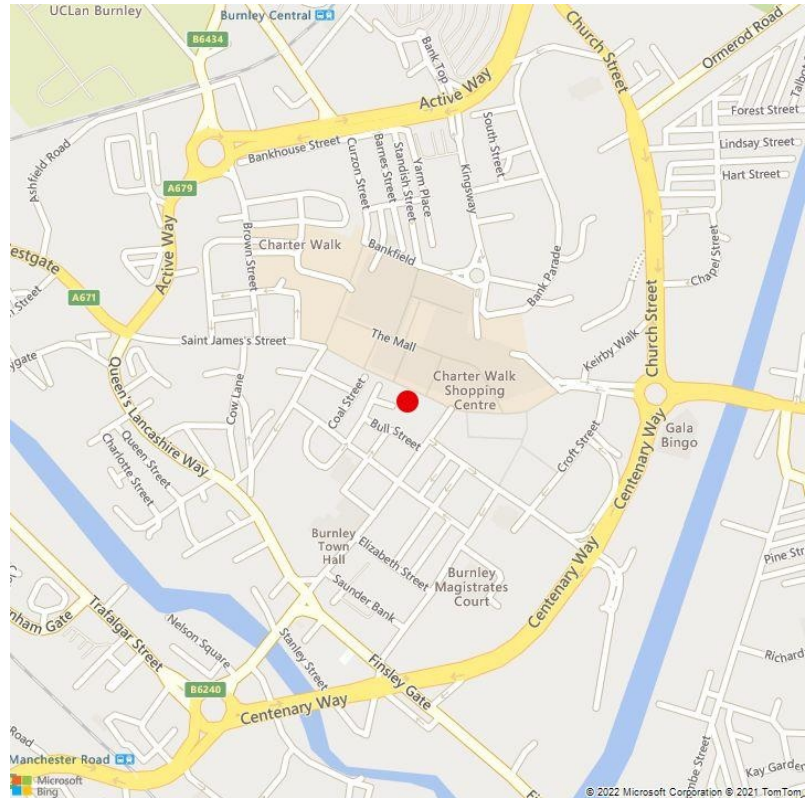
Ground Floor	119.4 sq.m	1285 sq.ft
First Floor	75.1 sq.m	809 sq.ft
Basement	92.5 sq.m	996 sq.ft
GIA	287.0 sq.m	3,090 sq.ft

### 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.



### Price

£230,000 (two hundred and thirty thousand pounds).

The property is let by way of a new internal repairing lease for a 15 year term from 20th October 2021.

Rent Year 1	£15,750 p.a
Year 2	£16,500 p.a
Year 3	£17,000 p.a

The tenant has a break option in year 5 and 10, there are also rent reviews in years 5 and 10.

The rent commencement date is 20th July 2022.

## 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 Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

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