



## To Be Refurbished Ground Floor Retail / Office Premises

### TO LET

**GROUND FLOOR  
STEPHEN HOUSE  
BETHESDA STREET  
BURNLEY  
LANCASHIRE  
BB11 1PR**

**1,077 Sq Ft (100.05 Sq M)**

- Town centre location, being adjacent to Marks and Spencer's.
- Close to substantial multi-storey car park.
- May suit office or retail use.
- Currently open plan and could incorporate tenants requirements.

### Location

The accommodation is situated on the ground floor of Stephen House, the remainder of the upper floors are occupied as private apartments. Bethesda Street is located just off St James Street, to the rear of Marks and Spencer's. It is within walking distance of all the facilities offered in the town centre and within an approximate five minute drive for access onto the M65 motorway network.

### Description

The accommodation is all on ground floor level and has the benefit of a self contained entrance. The accommodation is predominantly open plan and has kitchen and WC facilities to the rear.

A new suspended ceiling is being fitted with lighting and the developer can incorporate the tenants requirements at this stage.

### Accommodation

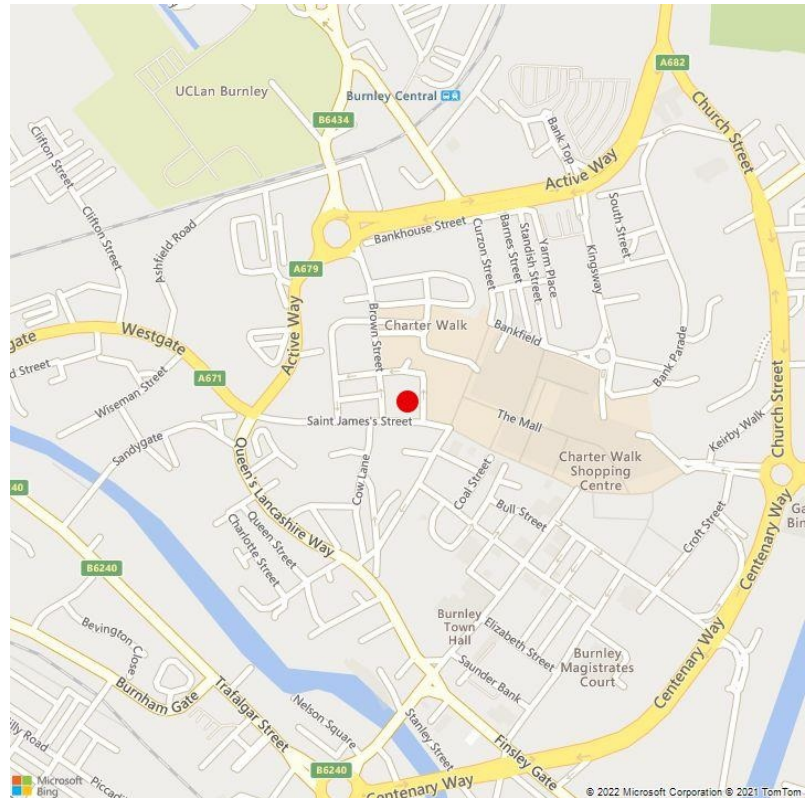
1,948 sq.ft (180.96 sq.m)

### 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.



### Price

Rent on application.

### Business Rates

To be assessed.

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

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