Retail Premises in Popular Pedestrianised Location

TO LET

**4 BOOT WAY
BURNLEY
LANCASHIRE
BB11 2EE**

477.6 Sq Ft (44.37 Sq M)

- Ground floor retail premises recently trading as a sandwich bar.
- Close to Burnley Bus Station.
- Popular pedestrianised location.
- Refurbished and modernised recently.

Location
The property is situated in a prime trading position in the heart of Burnley town centre, Boot Way being the main pedestrian route through to the Bus Station from Parker Lane. Local occupiers in the vicinity include The British Heart Foundation and Farmfoods.

Description
The property comprises of a ground floor café / sandwich shop to the rear of which is is a kitchen and WC facilities.

Accommodation
Sales Area 22.2 sq.m (239.3 sq.ft)
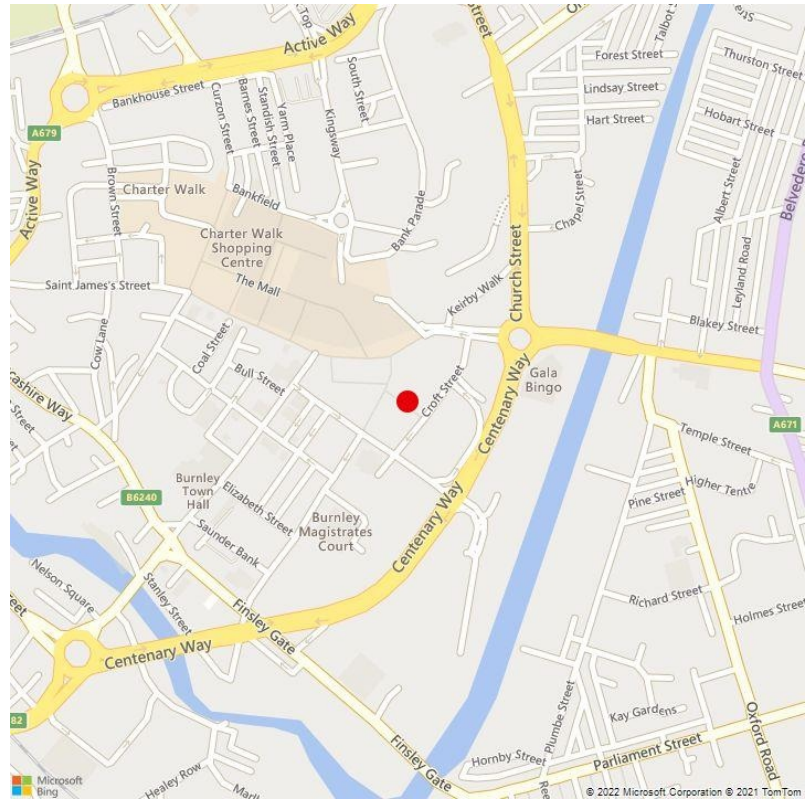Store room / Kitchen
22.1 sq.m (238.3 sq.ft)

GIA 44.3 sq.m (477.6 sq.ft)

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.

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

Price
£6,000 per annum (Six thousand pounds)

Additional Information

EPC
An Energy Performance Certificate is available upon request.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.