



Primary Retail / Leisure Premises.

TO LET

**30 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NQ**

1,417 Sq Ft (131.64 Sq M)

- Excellent location on pedestrianized St James Street, with other occupiers in the vicinity including McDonalds, Boots the Chemist and a Bet Fred.
- Open plan accommodation suitable for a wide variety of uses subject to planning.
- Full display window to ground floor with additional display frontage on first floor.
- Car Parking within walking distance.

Location

The property is situated within Burnley town centre opposite the Charter Walk Shopping Precinct and close to its junction with Manchester Road. Burnley is a popular retail location and the property is within walking distance of the local bus station and within approximately 1 mile of junction 8/9 of the M65 motorway.

Description

The property comprises of a substantial inner parade retail property with its accommodation arranged over three floors. The ground floor has in the past been occupied as a café and traditional retail unit. The first floor provides a WC facility and an open plan large room with fully glazed frontage to St James Street. The second floor has been predominantly used for storage.

Externally when used as a café seating was allowed on the paved area.

Accommodation

GROUND FLOOR

Gross frontage 4.0 m (13.2 ft)
Internal width 3.81 m (12.6 ft)
Shop depth 11.98 m (13.9 ft)
Separate store 11.98 sq. m (129 Sq.ft)

Total ground floor 55.9 sq.m (601.7 sq.ft)

FIRST FLOOR

Open plan facility, stores and WC 45.4 sq.m (489 sq.ft)

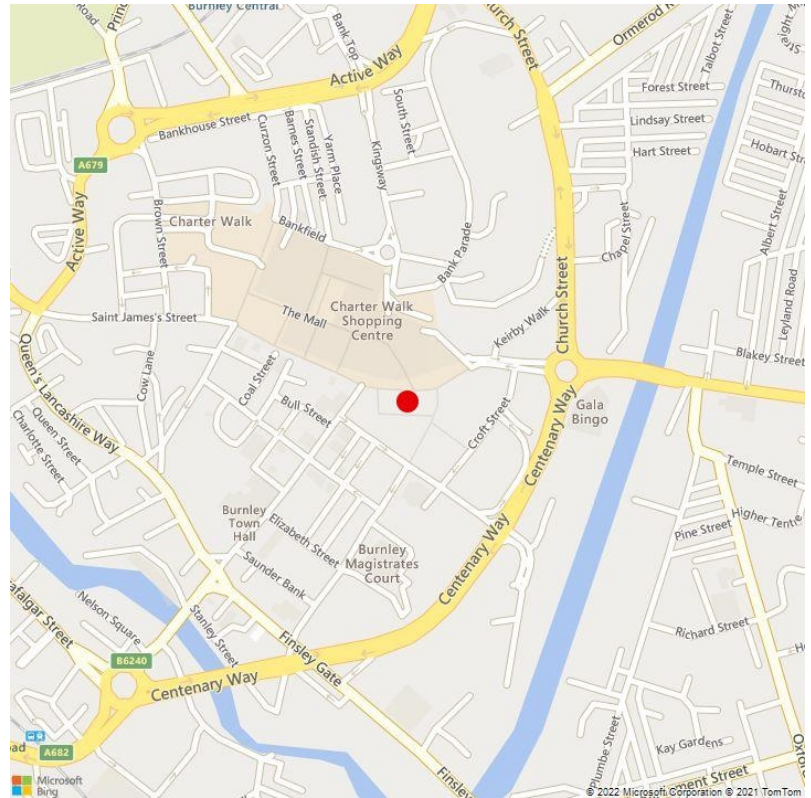
SECOND FLOOR

Storage 30.3 sq.m (327.0 sq.ft)

GROSS INTERNAL AREA - 131.6 sq.m (1417 sq.ft)

Planning

The property until recently has been used as a cafeteria, prior to that it was used as retail sales. enquiries regarding planning use should be confirmed with Burnley Borough Council on 01282 425011



Price

£14,500 per annum

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £14,500 per annum (2017/to present). The property may qualify for Small Business Rate Relief, all enquiries should be made directly to Burnley Borough Council on 01282 425011.

Services

The property has the benefit of all mains water and electricity.

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 full repair and insuring lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

The ingoing tenant is responsible for both parties reasonable legal fees.

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

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.

