



## Ground Floor Office / Retail Accommodation.

### TO LET

**94 COAL CLOUGH LANE  
BURNLEY  
LANCASHIRE  
BB11 4NW**

**902 Sq Ft (83.8 Sq M)**

- Prominently positioned on Coal Clough Lane, an established suburb of Burnley.
- Comprises of a modernized ground floor, former office / beauticians. The first floor is occupied separately by way of a private apartment.
- Burnley town centre is approximately 1/2 mile distance and access onto the M65 at junction 11 is a similar distance.

### Location

The property is situated on Coal Clough Lane in an established retail location with other occupants including a Pharmacy, Bakers, Spar and Newsagents shop.

### Description

An end of parade property, extensively refurbished a few years ago and is attractively presented. It comprises on the ground floor of two private offices and a training facility and on the lower ground floor a private office kitchen and toilet facility.

The property has the benefit of UPVC double glazing and gas fired central heating. There is car parking available in the surrounding streets and the property is within walking distance of the local facilities available in Rosegrove.

### Accommodation

Ground Floor

Office / reception 223 sq.ft (20.7 sq.m)

Private office 122 sq.ft (11.3 sq.m)

Training room 139 sq.ft (12.9 sq.m)

Lower Ground Floor

Training / Office 310 sq.ft (28.9 sq.m)

Fully Tiled Kitchen

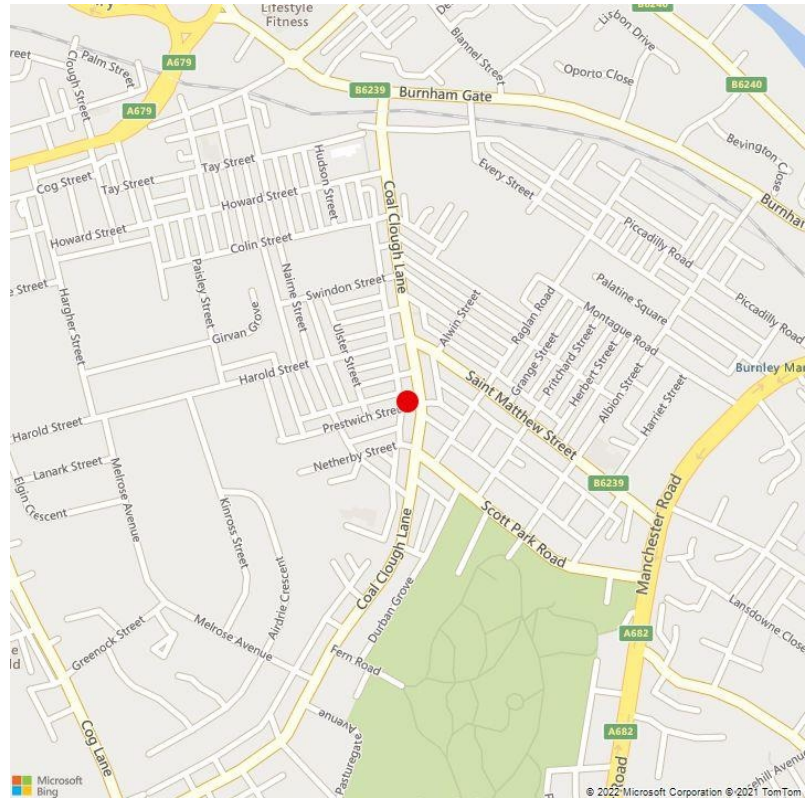
WC facility 108 sq.ft (10.1 sq.m)

### Services

The property has the benefit of all mains services including gas fired central heating.

### 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 tenants responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£750 per calendar month

### Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011.

### Terms

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

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

Each party is responsible for their own legal costs.

### 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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