



## Prime Retail / Hot Food Takeaway

### TO LET

**117 ST. JAMES'S STREET  
BURNLEY  
LANCASHIRE  
BB11 1PP**

**1,576 Sq Ft (146.41 Sq M)**

- Prime town centre location adjacent to Marks and Spencer's
- Recently refurbished ground floor accommodation with additional sales / storage to the first and second floor.
- Full height display return frontage.



### Location

The property is situated on St James Street being adjacent to Marks and Spencer's with other retailers in the vicinity including Game Zone, Pandora, Santander and Skipton Building Society.

### Description

The property is situated on the corner of St James Street and Bethesda Street and has a return fully glazed frontage.

The accommodation is arranged on three floors. The ground floor has recently been completely refurbished and is open plan with stairs leading to the first floor and a small basement area.

The first floor was previously offices and the second floor is open plan with a WC facility.

### Accommodation

Ground floor

Gross frontage 5.99 sq.m 19' 6"

Internal width 5.63 m 18' 4"

Shop depth 10.64 m 34' 8"

Net internal 56.34 sq.m 606 sq.ft

First floor net internal

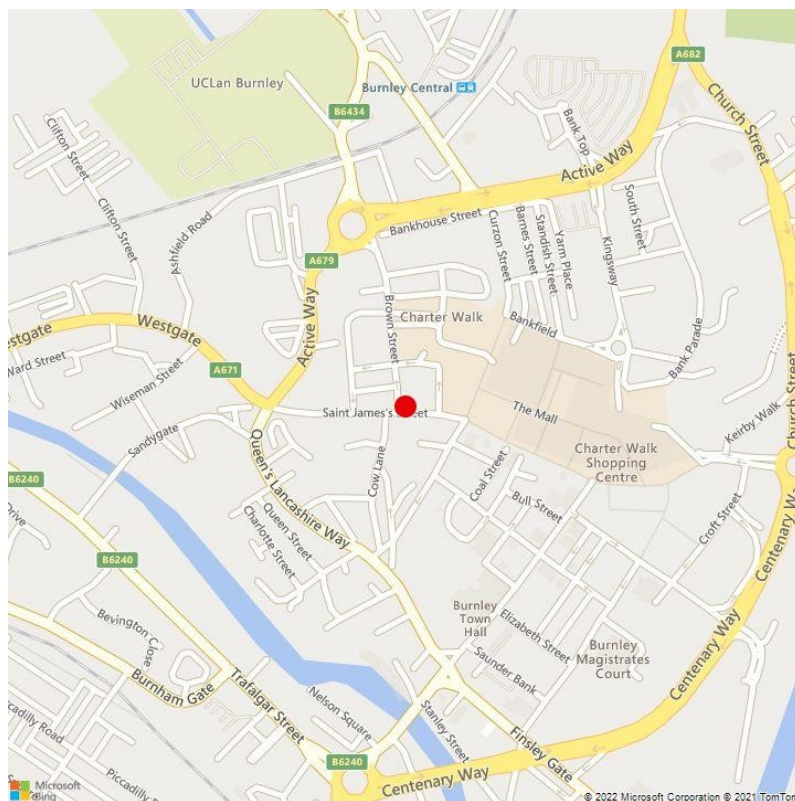
Offices 26.5 sq.m 285 sq.ft

Second floor net internal

Stores 59.5 sq.m 640 sq.ft

### Planning

The property was occupied by Subway for a number of years and it is believed that the property has consent for a hot food takeaway Categories A3 / A4 / A5. It is the prospective tenant's responsibility to verify that their intended use is acceptable to the Burnley Planning Authority on 01282 425011



### Price

£15,000 p.a (fifteen thousand pounds).

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £13,750 per annum (2020/21).

### Services

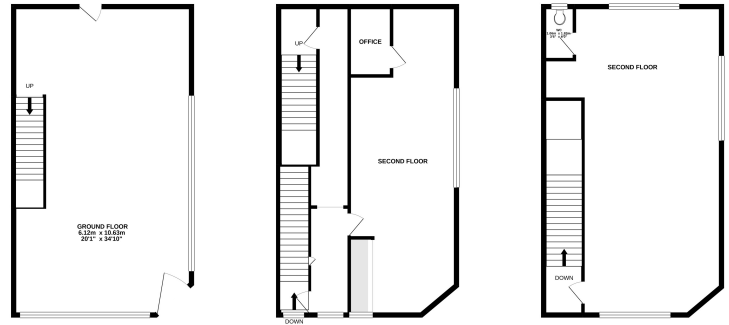
The property has the benefit of all mains services although this needs to be clarified by the prospective tenant.

### 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 repairing and Insuring lease for a term to be agreed incorporating rent reviews at the appropriate intervals.



TOTAL FLOOR AREA: 193.3 sq.m. (2081 sq ft) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
Made with Metaphor (2022)



## 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 Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

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