



## Town Centre Office / Retail premises

### TO LET

**14 YORKSHIRE STREET  
BURNLEY  
LANCASHIRE  
BB11 2DJ**

**710 Sq Ft (65.96 Sq M)**

- Convenient location close to St James Street and Charter Walk Shopping Centre.
- Prominently situated and ideally suited for retail, office or similar.
- Small Business Rates Relief available to eligible parties.

### Location

The property occupies a mid parade location on Yorkshire Street, close to its junction with Church Street, in a highly visible location with excellent levels of passing traffic. The property is in close proximity to Burnley Bus Station and Charter Walk Shopping Centre. Other occupants in the immediate vicinity include McDonalds and TK Max. There are a number of independent retailers and professional users close by.

### Description

The property comprises of a ground floor retail unit being one in a block of similar retail outlets. The property has been used as offices for many years, but the surrounding properties are predominantly retail. The accommodation comprises of a main reception waiting room, large open plan office, private office, storeroom, WC and kitchen.

The partition between the front and the general office could be removed to provide an open plan outlet. The property has a full height glazed display window, suspended ceiling, and storage heating.

### Accommodation

Office / Waiting room 26.00 sq.m  
General office 30.70 sq.m  
Private office 4.62 sq.m  
Store 4.62 sq.m  
Separate Kitchen and WC

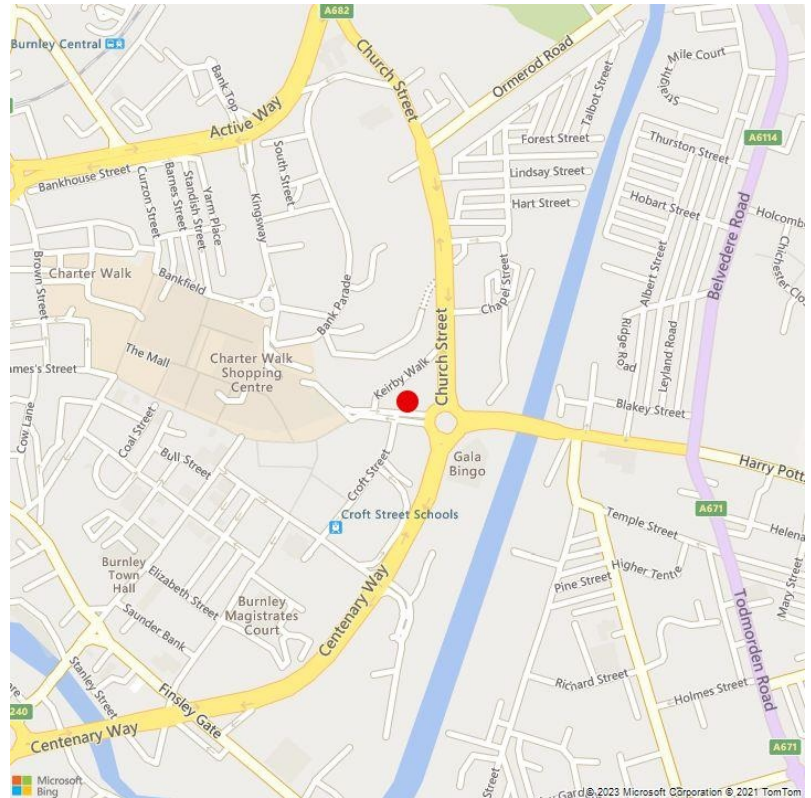
Net Internal Floor Area 65.96 sq.m (710 sq.ft)

### Services

The property has the benefit of 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.



### Planning

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

### Price

Rent £6,500 + VAT per annum

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,300 per annum (2021/22). The property may benefit from Small Business Rates Relief, and as such rates are not payable. Confirmation should be obtained from Burnley Borough Council on 01282 425011

### Terms

The property is available by way of a new full repair 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 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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