



Extensively Refurbished Four Storey Restaurant / Bar.

FOR SALE / TO LET

**13 ST. JAMES'S ROW
BURNLEY
LANCASHIRE
BB11 1DR**

5,306.8 Sq Ft (493 Sq M)

- Fully equipped town centre former Tapas Bar and Restaurant.
- Comprehensively refurbished four storey accommodation ideal for restaurant, cafe or bar use.
- Substantial property with accommodation extending to over 5,000 sq.ft, with ample seating arranged over three floors.
- Attractive laminate flooring throughout with feature vaulted ceilings, air-conditioning, and two fitted bar areas with granite counter tops.
- Busy town centre location close to Charter Walk Shopping Centre, Marks and Spencer's, Barclays Bank and a number of bars and eateries.

Location

The property occupies a mid parade position on St James's Row which is just off St James Street, one of the main pedestrian thoroughfares within the town centre. Other occupiers in the immediate vicinity include Barclays Bank, Marks and Spencer's, Charter Walk Shopping Centre and a number of independent bars, eateries and independent retailers.

Description

A substantial mid-parade former restaurant / bar premises in a prominent town centre location. The property has its accommodation arranged over four floors, comprising a large seating area with bar and open kitchen to the ground floor. The first floor comprises a second seating area, bar and female WC facilities.

A further seating area is available to the second floor which also comprises two private offices, a changing room and WC.

To the lower ground floor is a large kitchen and preparation area, beer cellar and male WC facilities.

The property has undergone an extensive refurbishment benefiting from two large contemporary bars with granite counter tops, attractive laminate flooring, feature vaulted ceilings to the ground floor and air conditioning.

Formally occupied as a restaurant and bar, the property is ideal for a similar use and is available with an extensive range of equipment, fixtures and fittings including, a feature wood fired pizza oven, a range of tables and chairs, fridges, freezers and a number of appliances. A full inventory of equipment is available upon request.

Accommodation

Ground Floor

Seating area, bar and open kitchen 157.8 sq.m 1,698.6 sq.ft

Disabled WC 4.4 sq.m 47.4 sq.ft

Storage 7.5 sq.m 80.7 sq.ft

Outdoor seating area

First Floor

Seating area and bar 111.7 sq.m 1,202.3 sq.ft

Female WC 33.2 sq.m 357.4 sq.ft

Outdoor seating area

Second Floor

Mezzanine seating 43 sq.m 462.9 sq.ft

Office 1 9.1 sq.m 98 sq.ft

Office 2 7.7 sq.m 82.9 sq.ft

Changing room with WC 6.6 sq.m 71 sq.ft

GIA 493 sq.m 5,306.8 sq.ft



Planning

The purchaser / tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Burnle Borough Council Planning Department.

Price / Rent

Price £500,000 (five hundred thousand pounds)
Rent £25,000 per annum (twenty-five thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £23,000 per annum (2023/24).

Services

The property has the benefit of all mains services including gas, water and electricity.

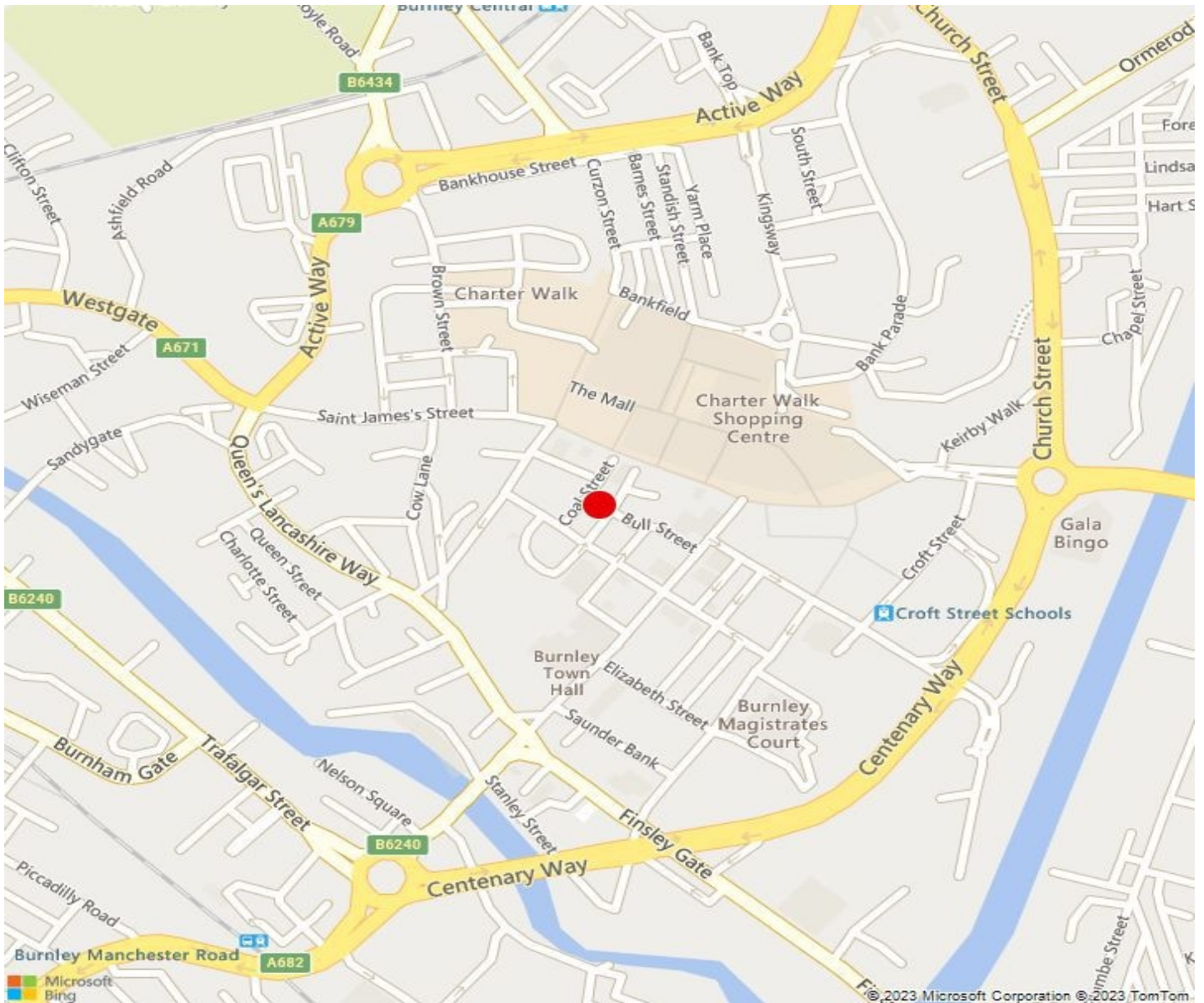
Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

Terms

Terms to rent the property are available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

EPC

An Energy Performance
Certificate is available upon
request.

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

