



Prominent Roadside Retail Unit with Hot Food Takeaway Planning Consent.

TO LET

**UNIT 4
54 CHURCH STREET
BURNLEY
LANCASHIRE
BB11 2DL**

1,352 Sq Ft (125.6 Sq M)

- A5 Hot food takeaway planning consent, although would suit a variety of uses subject to planning.
- Prime retail unit with return frontage to Church Street (A682), a heavily trafficked location.
- Established complex within close proximity to Burnley town centre.
- On site customer parking available.
- Neighbouring occupants including Domino's Pizza, Tile Giant and Pendleside Hospice Shop.

Location

The property is situated on an established retail complex off Church Street (A682), one of the main arterial routes through Burnley town centre benefiting from a high level of passing trade. Occupiers in the near vicinity include Domino's Pizza, Tile Giant, Pendleside Hospice Shop, and the nearby Prestige and Anchor Retail Parks with occupiers including Sainsburys, Halfords and Currys.

Description

A highly prominent roadside unit, comprising open plan retail accommodation with a rear kitchenette and WC facilities. The property has recently been occupied for retail showroom use, however does also have the benefit of having A5 Hot Food Takeaway planning consent.

Internally the property comprises a good size open plan sales area with suspended ceilings, LED lighting and a modern WC with wall mounted wash basin.

Occupying a prominent position on Church Street, the property is highly visible and benefits from a fully glazed display frontage. Customer parking is also available on site

Accommodation

GROUND FLOOR

Sales area 1247.9 sq.ft

Kitchenette and WC 104.4 sq.ft.

GIA 1,352.3 sq.ft



Planning

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

Price - To Let

£18,000 per Annum plus VAT (eighteen thousand pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £17,750 per annum (2023/24).

Services

The property has the benefit of all mains services .

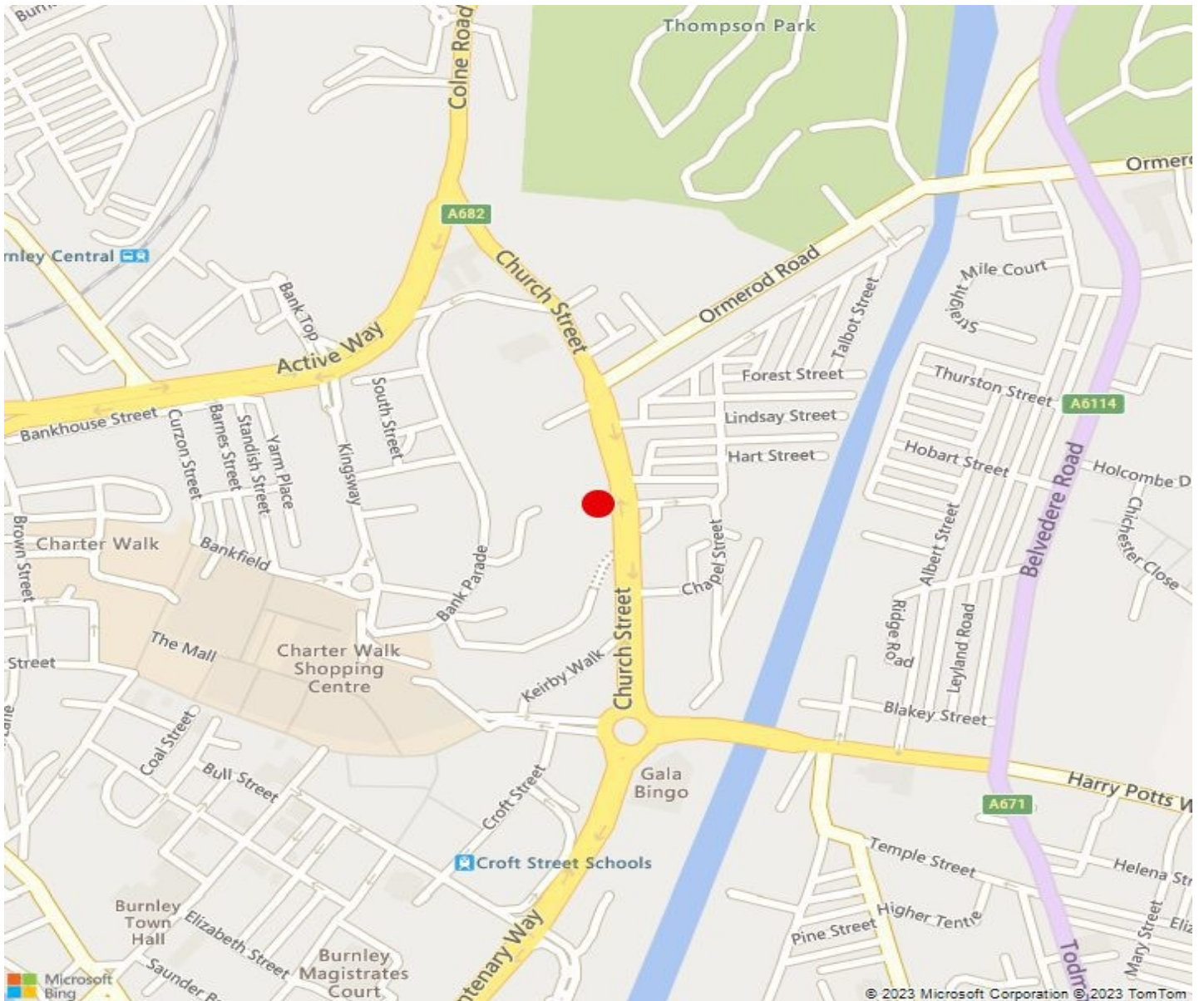
Services Responsibility

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 new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

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

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.

