



## Prominent Town Centre Office / Retail Premises.

### TO LET

**26 MANCHESTER ROAD  
BURNLEY  
LANCASHIRE  
BB11 1HH**

**2,084.88 Sq Ft (193.69 Sq M)**

- Spacious three storey office/ retail premises.
- Offering a mix of open plan and private offices arranged over three floors.
- Well presented accommodation carpeted throughout, also benefiting from gas central heating and air conditioning to three floors.
- Conveniently located close to various Banks, Accountants, Solicitors and close to Charter Walk Shopping Centre.
- Rear allocated parking.
- Available due to relocation from mid June 2023

### Location

The property is located in the heart of Burnley town centre, occupying a prominent position on Manchester Road, which is one of the main arterial routes leading into the town centre. Located within close distance to Charter Walk Shopping Centre, the property is within close proximity to various Banks, Accountants, Solicitors, retailers and other professional occupiers.

### Description

A substantial four storey built premises in a highly prominent position fronting Manchester Road. The property comprises a large open plan office and two private offices to the ground floor. The first floor comprises a second large open plan office, two private offices, a kitchenette and male and female WC facilities. A further two private offices are located on the second floor together with a front board room and store room. The property also benefits from additional storage to the basement.

The accommodation is well appointed throughout and benefits from gas fired central heating and air conditioning. Allocated parking is also available to the rear of the property for up to two spaces.

Occupied by an established local Estate Agents for a number of years the property is ideally suited to office, retail or a variety of professional uses.

### Accommodation

#### GROUND FLOOR

Open plan office 55.63 sq.m (598.8 sq.ft)

Private office 1 8.83 sq.m (95.04 sq.ft)

Private office 2 10.6 sq.m (108.29)

#### FIRST FLOOR

Open plan office 39.08 sq.m (420.66 sq.ft)

Private office 1 7.42 sq.m (79.87 sq.ft)

Private office 2 7.09 sq.m (75.35 sq.ft)

#### SECOND FLOOR

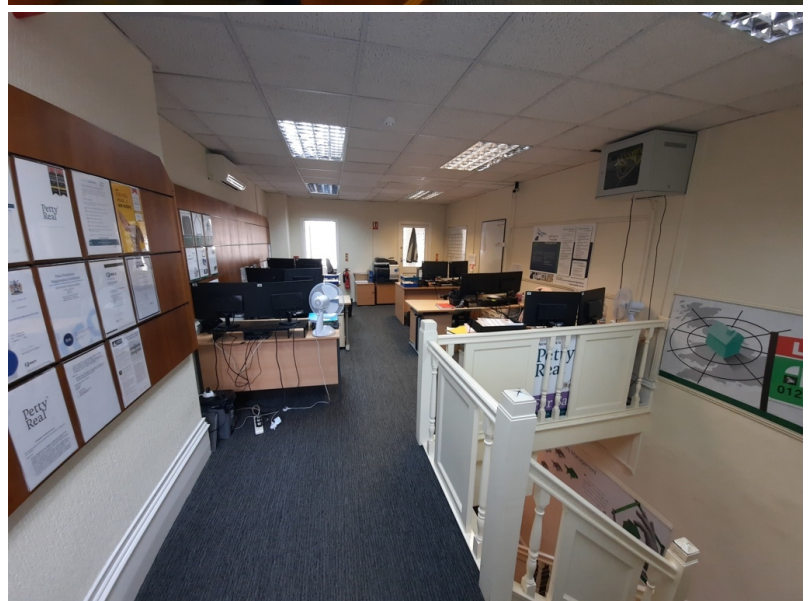
Rear office 9.66 sq.m (103.98 sq.ft)

Filing room 12.13 sq.m (130.57 sq.ft)

Mid office 8.73 sq.m (93.97 sq.ft)

Board room 21.1 sq.m (227.12 sq.ft)

GIA 193.69 sq.m (2,084.88 sq.ft)



### Planning

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

### Rent

£15,000 per annum.

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £11,750 per annum (2022/23). The property may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011

### Services

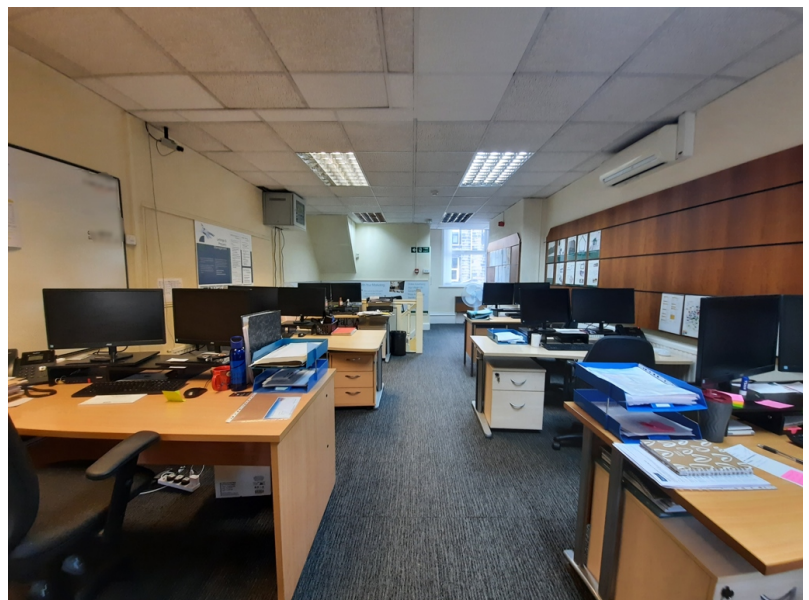
The property has the benefit of all mains services including gas fired central heating and air conditioning.

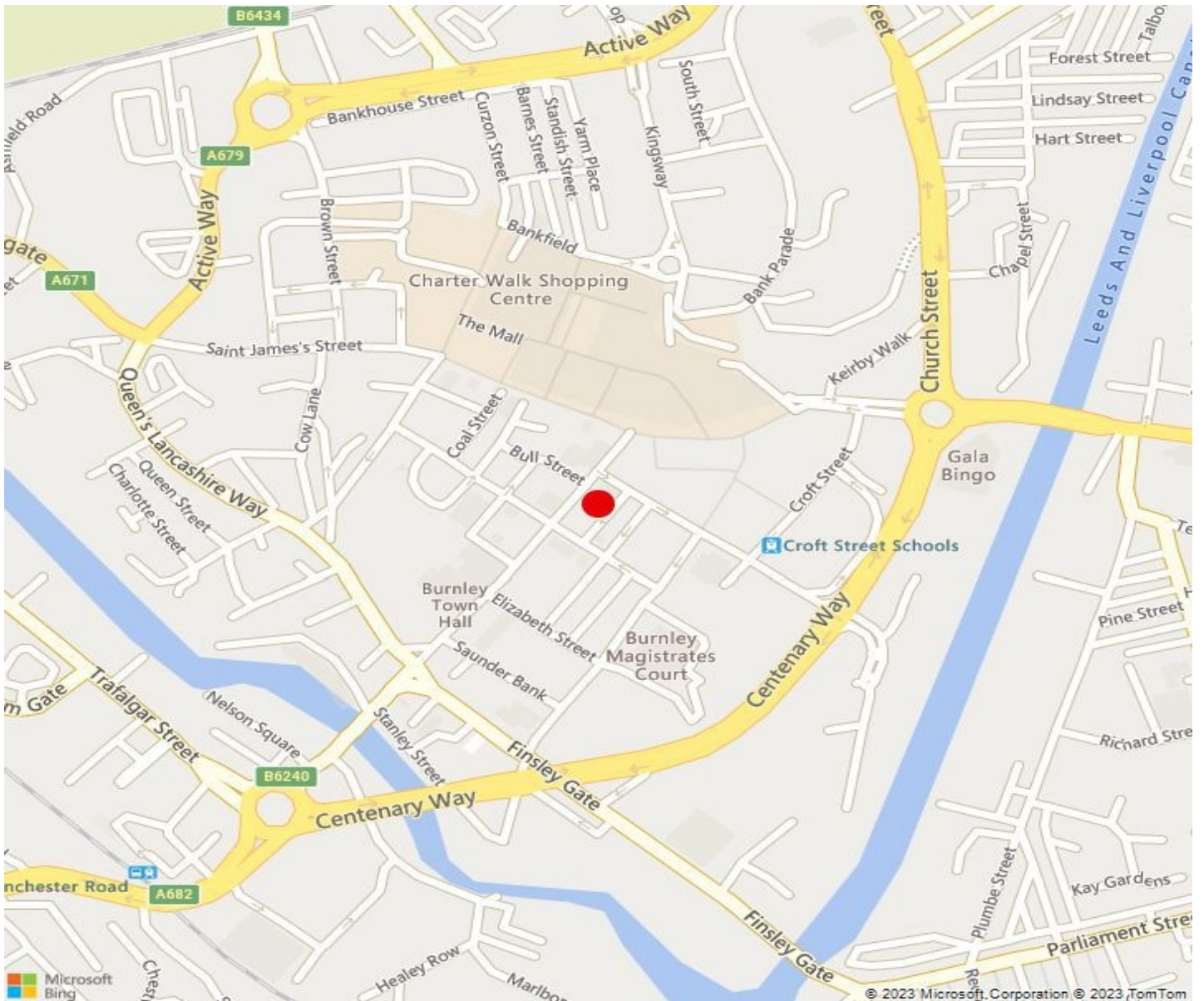
### Services Responsibility

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.

