



## Prominent Town Centre Retail Premises

### TO LET

**26 KEIRBY WALK  
BURNLEY  
LANCASHIRE  
BB11 2DE**

**1,094.5 Sq Ft (101.68 Sq M)**

- Spacious open plan retail premises with accommodation arranged over two floors.
- Additional office and storage to the lower ground floor.
- Prominent town centre location with good level of footfall.
- Full height glazed aluminium shop front with internal roller shutter doors.
- Parking immediately adjacent.

### Location

The property occupies a prominent location on Keirby Walk, which is adjacent to St James Street, the main thoroughfare leading to Charter Walk shopping Centre, a busy town centre location benefiting from a good level of footfall. Located within close proximity to Burnley Bus Station, the property is also close to a number of established occupiers including McDonalds, Boots, Marks and Spencer's, Next and Primark.

### Description

A spacious retail premises with its accommodation arranged over the ground and lower ground floors. The ground floor comprises an open plan sales area and rear storeroom and to the lower ground floor is an open plan office, kitchenette and WC.

The property has the benefit of a full height aluminum shop front with internal electric roller shutter doors. Ideally suited to retail use, the property may also lend itself to office or alternate uses.

### Accommodation

#### GROUND FLOOR

Sales area - 51.45 sq.m 553.8 sq.ft

Storeroom - 6.28 sq.m 67.6 sq.ft

#### LOWER GROUND FLOOR

Office 28.8 sq. 310 sq.ft

Kitchenette 7.59 sq.m 81.7 sq.ft

WC 2.63 sq.m 28.3 sq.ft

Storage 4.93 sq.m 53.06 sq.ft

GIA - 101.68 sq.m 1094.5 sq.ft



### Planning

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

### Rent

Year 1 £695 pcm  
Year 2 - 3 £795 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,600 per annum (2023/24).

The Tenant is likely to benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct to confirm on 01282 425011.

### Services

The property has the benefit of mains electricity and water.

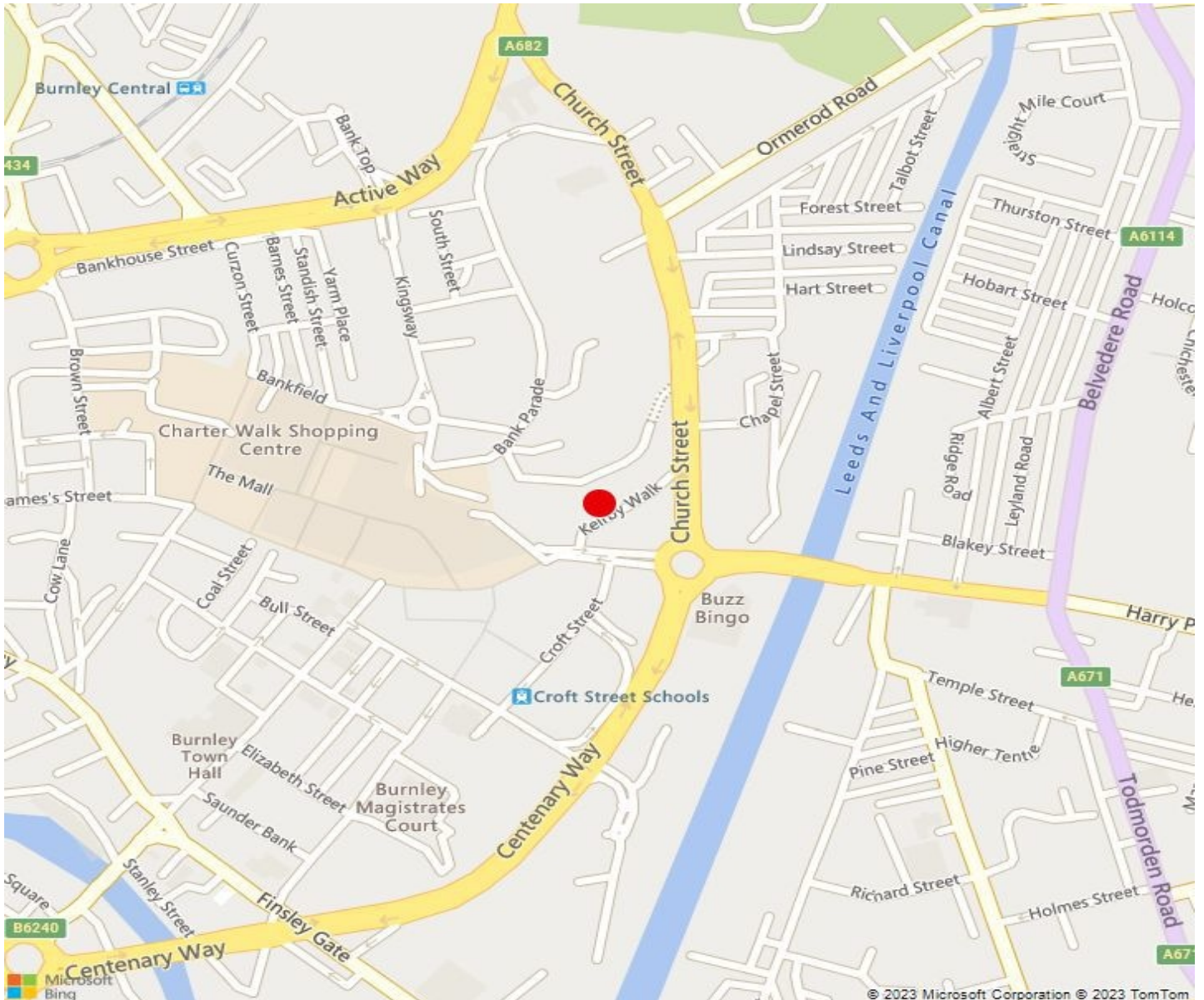
### Services Responsibility

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 to be 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.

