



Spacious Ground and Lower Ground Floor Office in Prominent Town Centre Location

TO LET

**7 GRIMSHAW STREET
BURNLEY
LANCASHIRE
BB11 2AS**

910 Sq Ft (84.54 Sq M)

- Prominent town centre location close to Charter Walk Shopping Centre.
- Impressive marble frontage.
- Well presented open plan accommodation with additional private offices to rear and lower ground floor.
- On street car parking and possibly private parking available.
- Ideally suited to office or retail uses and may suit alternate uses subject to the appropriate planning consent.
- 100% small business rates relief available for eligible Tenants.

Location

The property is prominently situated on the corner of Grimshaw Street and Nicholas Street within Burnley town Centre. Other occupants in the immediate vicinity include accountants, solicitors, estate agents and leisure uses (Palazzo Restaurant).

Description

A prominent building with a return frontage to Nicholas Street. The property has been occupied as an estate agents but prior to that was occupied by the Marsden Building Society as a branch office.

There is an attractive marble and aluminium frontage. Internally the ground floor is generally open plan with a private office to the rear. The lower ground floor provides further private offices, kitchen and WC facilities.

Accommodation

GROUND FLOOR

General office 52.44 sq.m 564 sq.ft

Private office 9.71 sq.m 104 sq.ft

LOWER GROUND FLOOR

Office 12.09 sq.m 130 sq.ft

Store and Kitchen 10.35 sq.m 112 sq.ft

WC

Net Internal area 84.59 sq.m 910 sq.ft

Outside

Yard to the rear with possibility of car parking by separate negotiation.



Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority

Rent

£10,000 per annum

Business Rates

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £9,500 per annum 2023/2024.

Enquiries regarding the property qualifying for small business rates should be directed to Burnley Borough Council on 01282 425011

Services

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

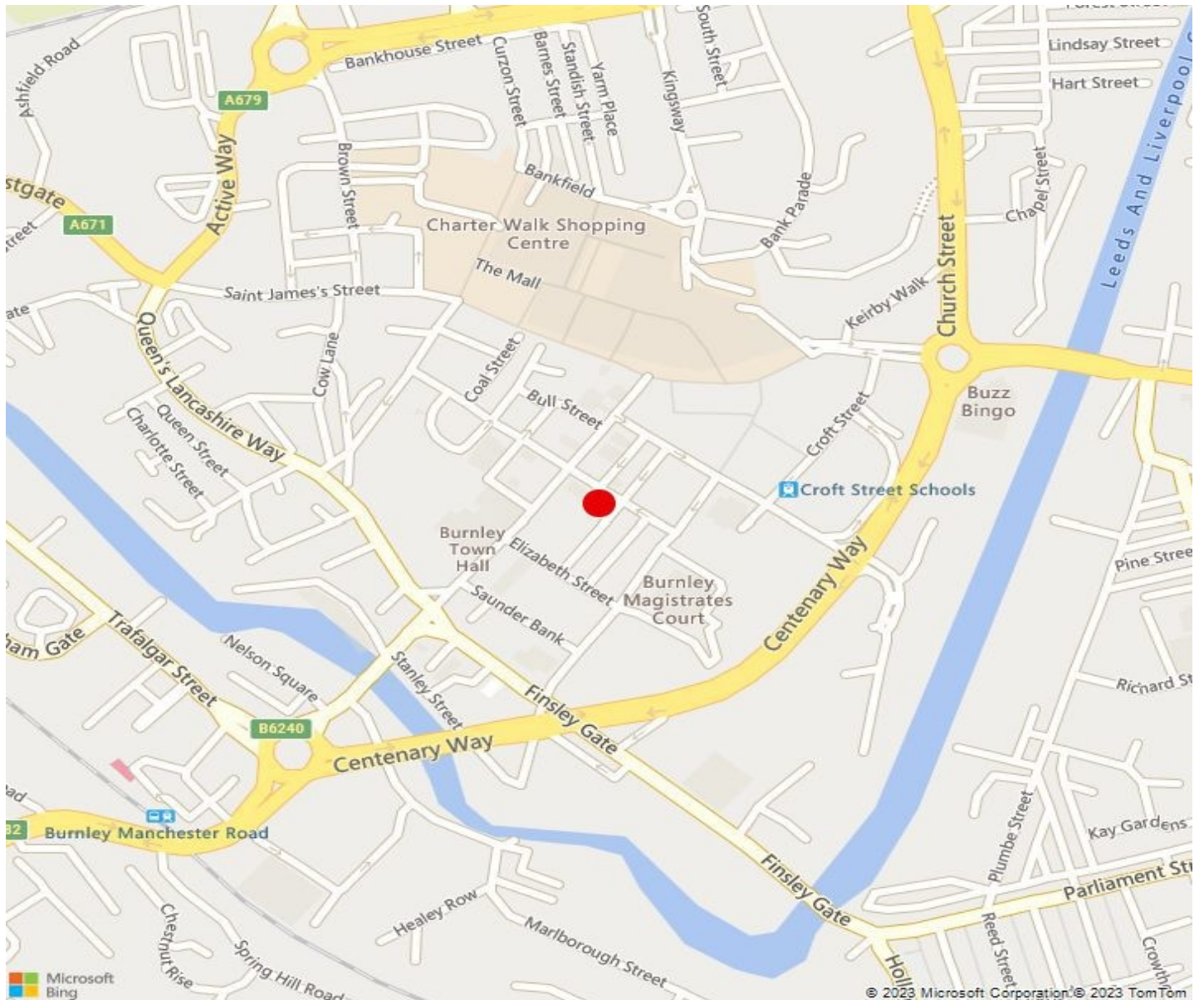
Services Responsibility

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.

