



## Quality Modern Business Suites in Town Centre Location.

### TO LET

**UNIT 1 & 2  
1 BULL STREET  
BURNLEY  
LANCASHIRE  
BB11 1DW**

**471 - 506 Sq Ft (43.76 - 47.01 Sq M)**

- Two self contained business suites suitable for various uses including office, hair and beauty and therapy use.
- Convenient town centre location close to St James Street and Charter Walk Shopping Centre.
- Finished to a modern standard with each suite comprising a shower-room, fitted kitchen and intercom system.
- Flexible lease terms available.

### Location

The property occupies a prominent position at the corner of Bull Street and Manchester Road, close to the main pedestrianized area within the town centre. Conveniently located within close distance to St James Street and Charter Walk Shopping Centre, other occupants in the nearby area include various banks, solicitors, estate agents and independent retailers.

### Description

An attractive stone built property occupying a prominent roadside location at the corner of Bull Street and Manchester Road. The accommodation comprises two spacious commercial suites located on the first and second floors which are accessed off Bull Street via a modern reception area with a modern aluminum frontage.

Suites 1 and 2 are both finished to a modern standard, each benefiting from modern fitted kitchens, shower-rooms, spot lighting and intercom door entry systems.

Internally, Suite 1 comprises a large open plan office / kitchenette, 2 private offices fronting Manchester Road, a shower-room and store cupboard. Suite 2 is located on the second floor and comprises two private offices, a larger open plan office / kitchenette, a shower-room and store cupboard.

The accommodation would suit a variety of uses including office, hair and beauty therapy, aesthetics, or physiotherapy use.

### Accommodation

#### SUITE 1 (First Floor).

Open plan office / kitchenette 23.99 sq.m (258.2 sq.ft)

Private office 1 9.72 sq.m (104.6 sq.ft)

Private office 2 6.54 sq.m (70.3 sq.ft)

Shower-room and WC 3.55 sq.m (38.2 sq.ft)

GIA 43.8 sq.m (471.46 sq.ft)

#### SUITE 2 (Second Floor)

Private office 1 10.86 sq.m (116.8 sq.ft)

Private office 2 6.71 sq.m (72.2 sq.ft)

Open plan office / kitchenette 22.78 sq.m (245.1 sq.ft)

Landing 2.59 sq.m (27.8 sq.ft)

Shower-room and WC 4.06 sq.m (43.7 sq.ft)

GIA 47 sq.m (505.9 sq.ft)



### Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Burnley Borough Council Planning Department on 01282 425011

### Rent

Suite 1 £575 pcm  
Suite 2 £575 pcm

### Business Rates

To be assessed.

### Services

The property has the benefit of mains electricity and water.

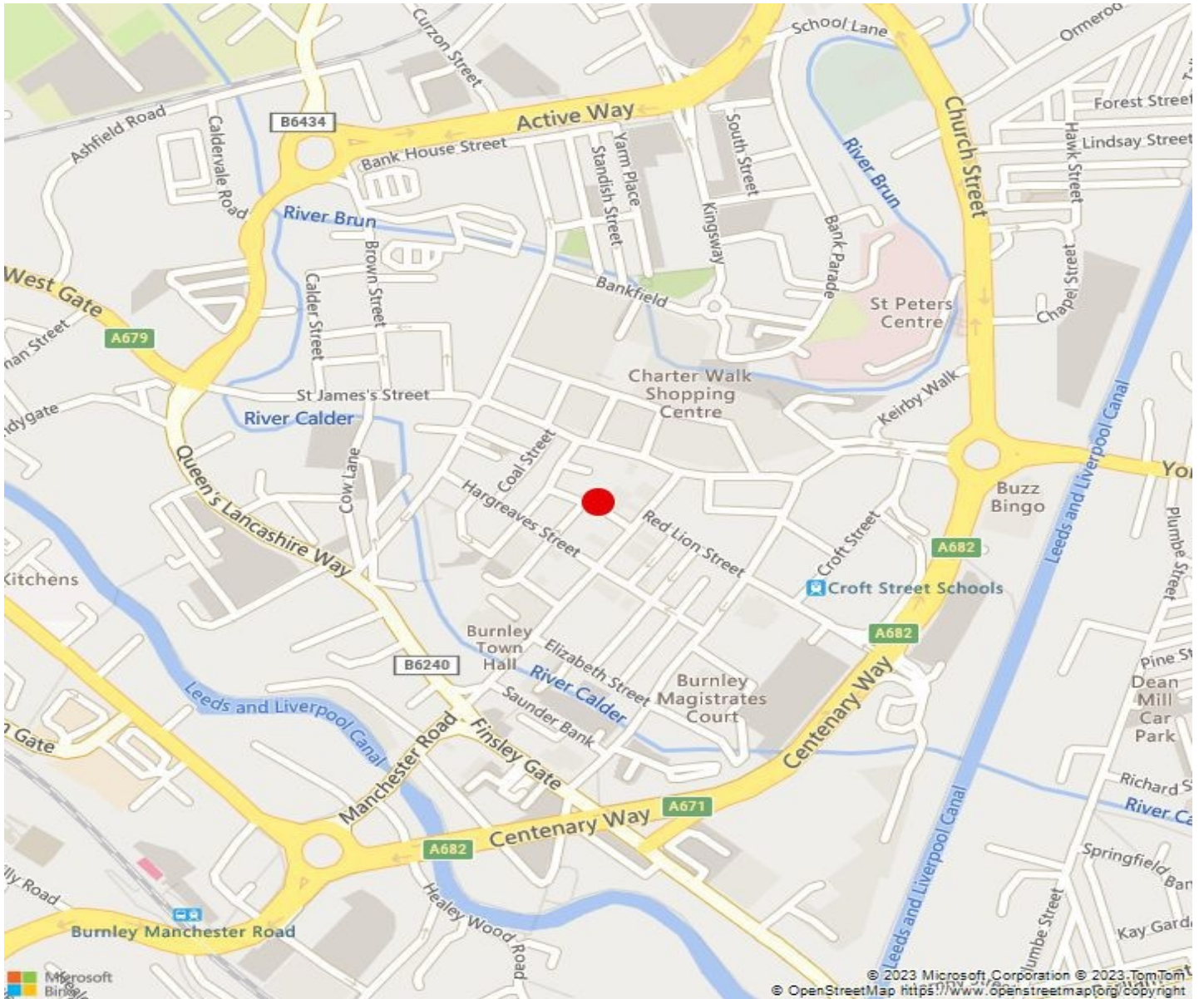
### Services Responsibility

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 accommodation is available by way of a new minimum 12 month lease.





## 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.

