



Well established, refurbished bar and nightclub in popular town centre location

TO LET

**10-14 HAMMERTON STREET
BURNLEY
LANCASHIRE
BB11 1NA**

13,704 Sq Ft (1,273.1 Sq M)

- TO LET BY ASSIGNMENT. ALL FIXTURES, FITTINGS AND EQUIPMENT FOR SALE.
- Substantial, fully fitted bar and nightclub in established central location.
- Attractive stone built property occupying prominent corner position.
- Refurbished, feature bar area to the ground floor and a large independent nightclub to the first floor.
- Turn key opportunity with extensive range of equipment fixtures and fittings to be sold with the lease. Offers over £100,000 invited.

Location

The property is situated in the heart of the "circuit" with a number of bars, restaurants and nightclubs in the immediate surrounding area. Located on the corner of Hargreaves Street and Hammerton Street, the property has an excellent double frontage in this busy night time location.

Conveniently located close to Charter Walk Shopping Centre and the new Pioneer Place Cinema development, the property is within a short drive from junctions 10 and 11 of the M65 and also close to Burnley Manchester Road Train Station and Burnley Bus Station.

Description

An imposing stone built, four storey property which has been occupied for a number of years as a well established bar and nightclub. Internally to the ground floor the accommodation comprises an extensively refurbished, open plan bar with a feature "pirate ship" central bar, several raised seating areas, a dance floor, pool table area and glass wash room.

The first floor comprises a substantial, fully fitted nightclub with both an independent access from Hammerton Street and joint access from the bar below. The accommodation is generally open plan comprising a large dance floor, full length bar, three booth seating areas, a glass wash facility, and disabled WC facilities.

The second floor provides male and female WC facilities for the nightclub, a series of plant rooms and store rooms, an office, staff changing facilities and a kitchenette.

To the lower ground floor are male and female WC facilities, an extensive kitchen and prep area, a beer cellar, stores and various plant rooms.

To be included by separate negotiation is an extensive range of equipment and all fixtures and fittings. A full inventory can be made available by request.

Accommodation

Ground Floor 318.2 sq.m (3,426 sq.ft)

First Floor 318.2 sq.m (3,426 sq.ft)

Second Floor 318.2 sq.m (3,426 sq.ft)

Lower Ground Floor 318.2 sq.m (3,426 sq.ft)

GIA: 1,273.1 Sq M (13,704 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

£35,000 per annum plus VAT.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £86,500 per annum (2023/24).

Services

The property has the benefit of all mains services.

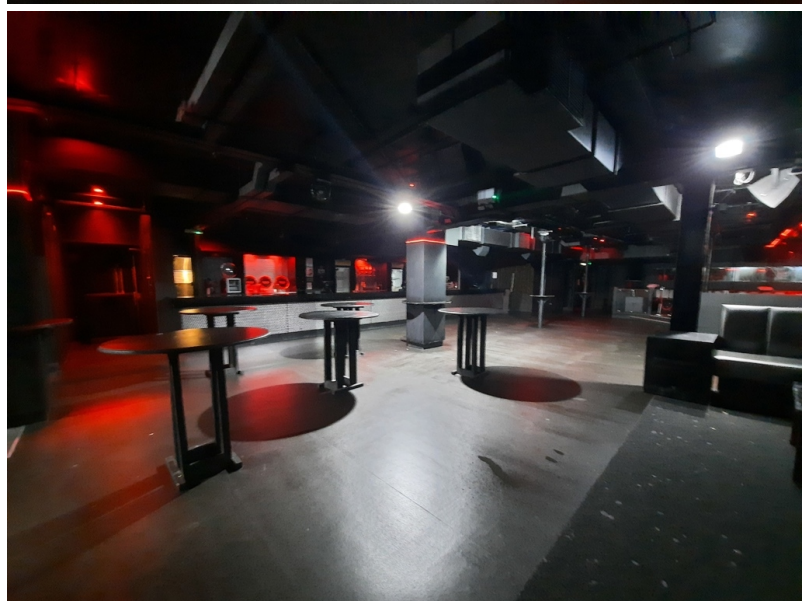
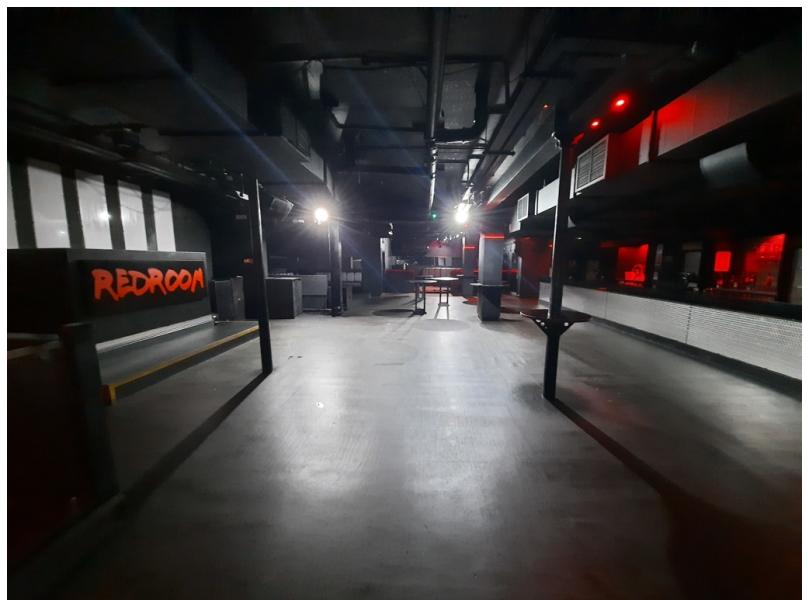
Services Responsibility

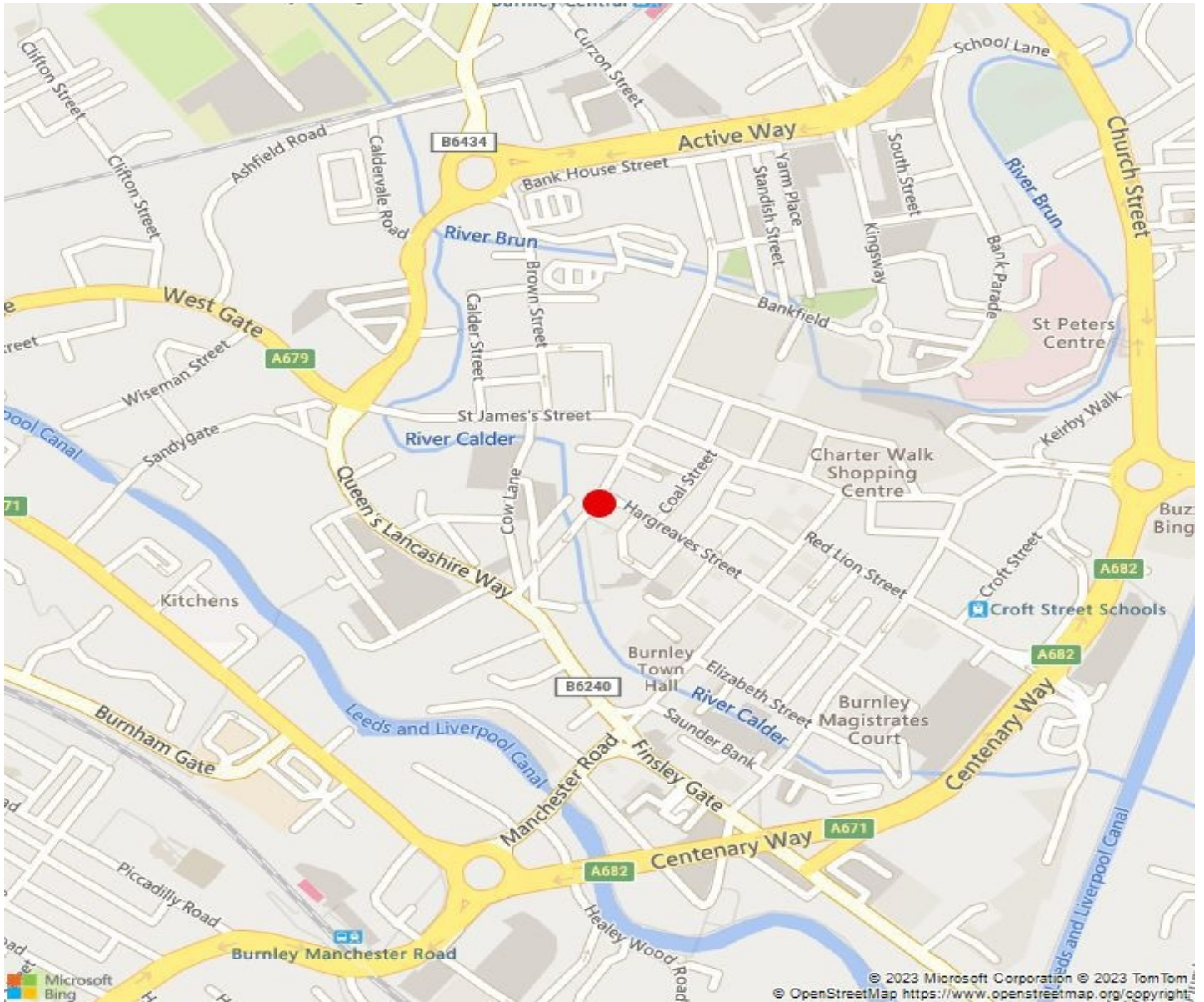
It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of an assignment of a 20 year lease expiring on 1st November 2035 at a current rent of £35,000 per annum plus VAT. The lease incorporates a Tenant break clause every fifth anniversary and an open market rent review every third anniversary.

All fixtures, fittings and equipment must be purchased by the Assignee and are available at offers in excess of £100,000. A full inventory can be made available by request.





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.

