



47 Parker Lane

TO LET

**47 PARKER LANE
BURNLEY
LANCASHIRE
BB11 2BU**

1,775 Sq Ft (164.9 Sq M)

- Located opposite Burnley Police Station and close to a public car park.
- Previously used as offices and comprising a series of interview rooms and private offices.
- Suitable for a variety of uses, subject to obtaining the necessary planning consent.

Location

The property is situated on the edge of Burnley town centre with a prominent frontage on Parker Lane, other users in the vicinity include Estate Agents, Burnley Police Station and Fast food premises.

Description

An inner parade property of stone construction with a slate roof, having its accommodation arranged over two floors but with useful storage accommodation in the cellar and attic.

The property has been divided into a series of offices which could be altered to provide more open plan accommodation.

The property has the benefit of gas fired central heating and is fully double glazed.

There is a fitted kitchen and tow sets of WC's.

Accommodation

Ground Floor

Reception 190 sq.ft 17.6 sq.m

Private office 91 sq.ft 8.5 sq.m

Reception office 72 sq.ft 6.6 sq.m

General office with

disabled WC 246 sq.ft 22.9 sq.m

First Floor

Fitted kitchen 111 sq.ft 10.3 sq.m

General office 202 sq.ft 18.8 sq.m

Private office

Including boiler 82 sq.ft 7.6 sq.m

Private office 77 sq.ft 7.2 sq.m

Separate WC

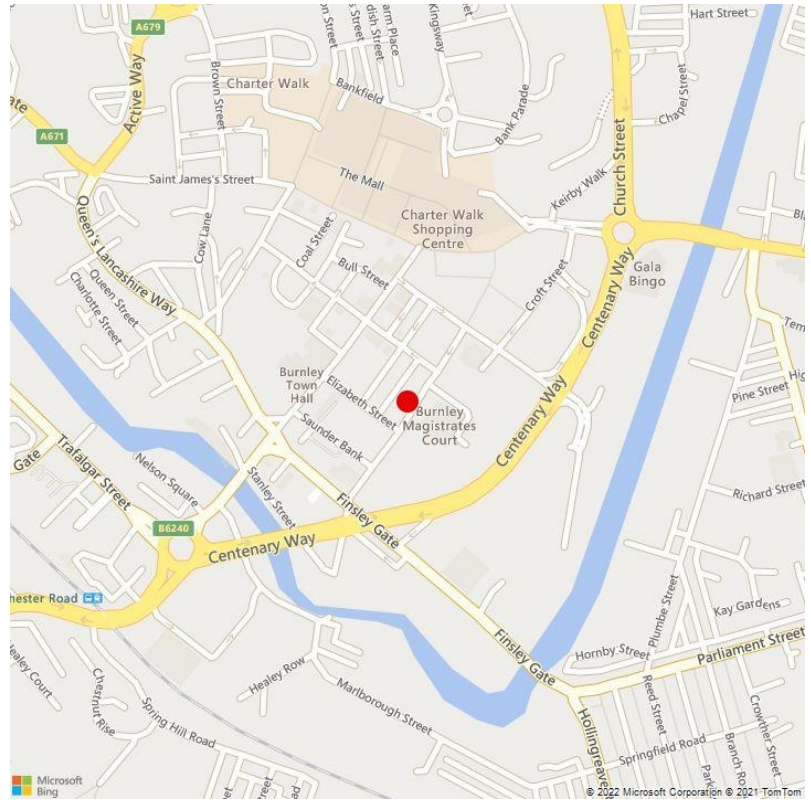
Attic storage

202 sq.ft 18.7 sq.m

Cellar storage 502 sq.ft 46.7 sq.m

Planning

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



Price

£9,500 per annum

Business Rates

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £6,200 (2019/20). Small Business Rate Relief is likely, please contact Burnley borough Council 01282 425011.

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 full repairing and insuring Lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

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