



Refurbished Town Centre Office Premises

TO LET

**84 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NJ**

1,284 Sq Ft (119.28 Sq M)

- Prime town centre location
- Independent access from St James St
- Suspended ceilings, gas central heating, recent new carpeting throughout

Location

The property is situated on St James Street, the main pedestrianised shopping area in Burnley town centre. The accommodation is above 84 St James Street currently occupied by Done Bookmakers with other occupiers in the area including Nationwide Building Society, Skipton Building Society and Santander.

Description

First and second floor office accommodation within a three storey stone built property beneath a pitched slate roof. The premises benefit from access directly from St James Street. The first floor provides reception/office with 2 further private offices, rear kitchen and WC. The second floor comprises 4 offices, plus WC. The offices have recently been refurbished to provide UPVC double glazed windows throughout, suspended ceiling, gas fired hot water central heating system and have also been re-carpeted and decorated throughout.

Accommodation

First Floor

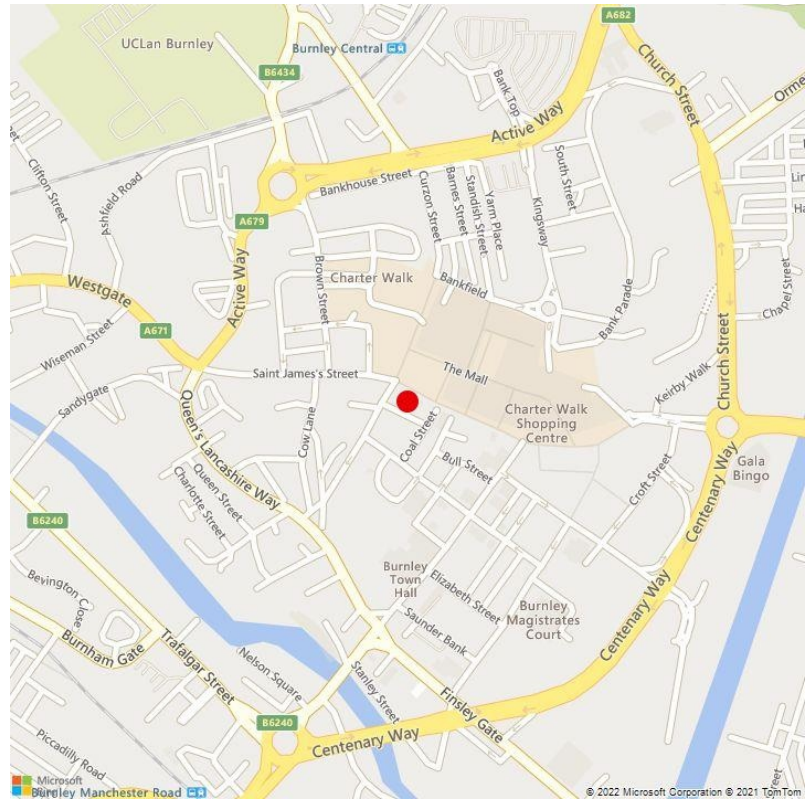
Reception and 2 offices: 45.52 sq. m. (490 sq. ft.)
Rear kitchen 3.34 sq. m.: (36 sq. ft.)

Second Floor

4 offices 70.42 sq. m.: (758 sq. ft.)
Total net internal area 119.28 sq. m.: (1,284 sq. ft.)

Services

All mains services are available. The property is heated via a gas fired hot water central heating system.



Price

Terms

The accommodation is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs.

VAT

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

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

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.