



Prime Town Centre Office Suitable for Various Uses

TO LET

FIRST FLOOR
32 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NQ

936.89 Sq Ft (87.04 Sq M)

- Prime town centre location opposite Charter Walk Shopping Centre.
- Spacious, self contained office space ideal for various uses including hair and beauty, aesthetics or training.
- 100% small business rates relief available.
- Conveniently located close to Charter Walk and the new Pioneer Place Cinema Complex.

Location

The property is situated on St James Street, Burnley, the main pedestrianized shopping thoroughfare within Burnley town centre. The property occupies a prominent position opposite Charter Walk Shopping Centre with various established businesses close by including, Boots, McDonalds, Marks and Spencer and the new Pioneer Place Cinema development.

Description

A spacious first floor property comprising a series of open plan and private offices, which have been most recently occupied as a lettings agency, and formerly as a hair salon. Internally, the accommodation comprises a reception area, large general office, two private offices, a kitchenette, store room and WC.

Ideal for office use, the property would also suit hair / beauty, aesthetics, training or physiotherapy use.

Accommodation

Reception - 6.7 sq.m 72.11 sq.ft
General office - 30.22 sq.m 325.28 sq.ft
Private office 1 - 15.2 sq.m 163.61 sq.ft
Private office 2 - 20.00 sq.m 215.28 sq.ft
Kitchenette - 4.33 sq.m 46.6 sq.ft
WC's - 3.32 sq.m 35.73 sq.ft
Store - 7.27 sq.m 78.25 sq.ft

GIA 87.04 sq.m (936.89 sq.ft)



Planning

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

Rent

Rent : £7,500 per annum (seven thousand five hundred pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,000 per annum (2024/25).

The ingoing Tenant is likely to qualify for 100% Small Business Rates Relief and should contact Burnley Council on 01282 425011 to confirm.

Services

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

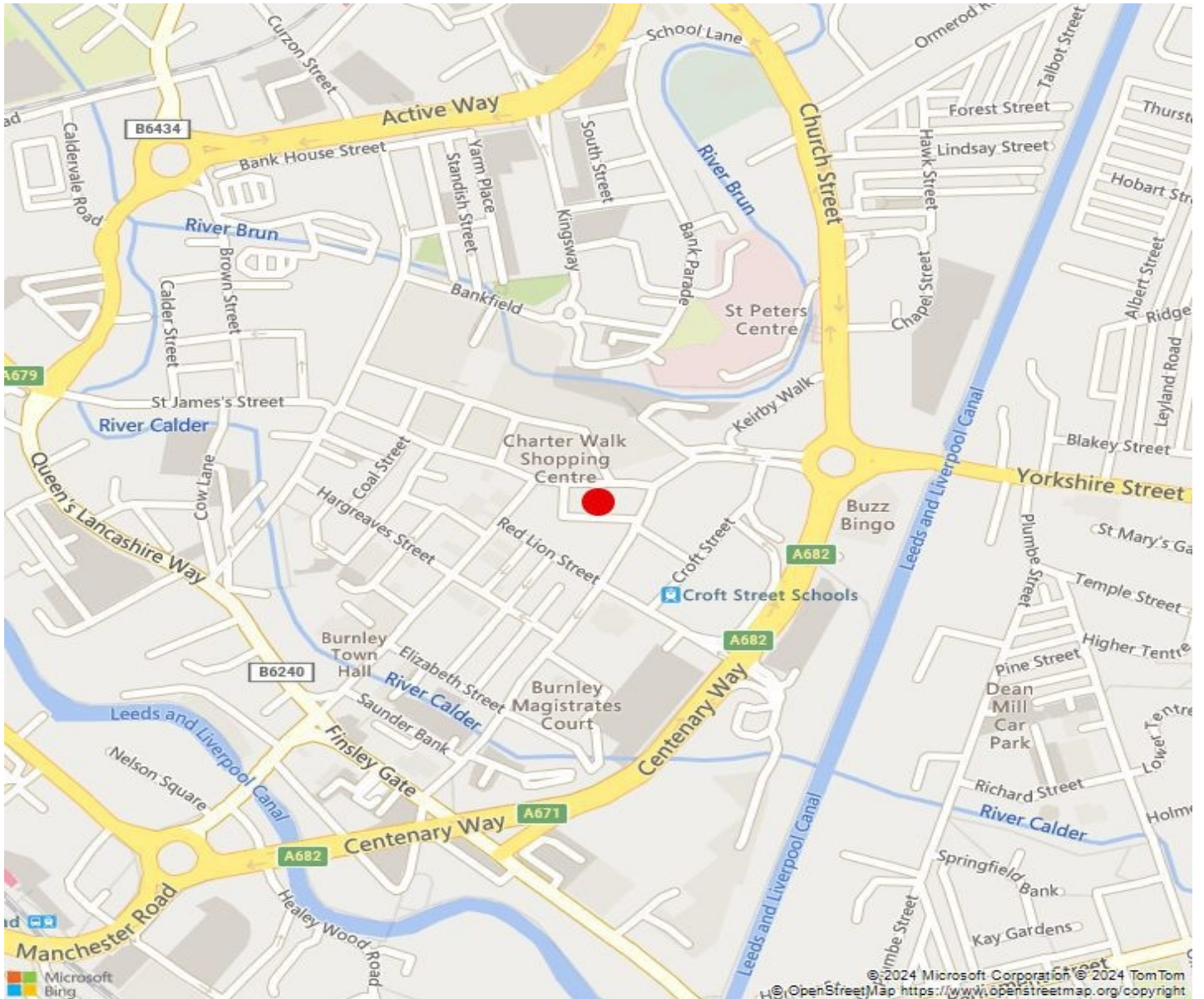
Services Responsibility

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 Internal Repairing and Insuring Lease for a term to be agreed.





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.

