



Extensively refurbished, modern three storey offices

TO LET

**46 MANCHESTER ROAD
BURNLEY
LANCASHIRE
BB11 1HJ**

916.19 Sq Ft (85.11 Sq M)

- Immaculately presented, self contained offices in prominent town centre location.
- Refurbished to a high standard featuring modern fully equipped kitchen, shower facilities, laminate flooring, gas central heating and a feature mezzanine floor suite.
- Suitable for various business uses including offices, hair or beauty, or aesthetics uses.
- Deceptively spacious property with excellent natural light.
- 100% small business rates relief available to eligible Tenants.

Location

Situated on Manchester Road (A682), one of the main arterial routes into Burnley town centre, the property is situated in a prominent main road position opposite to Burnley Town Hall.

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 imposing three storey building of stone construction occupying a prominent roadside position on Manchester Road. The property has undergone an extensive refurbishment and comprises, to the first floor, three offices and a modern fitted shower room with WC.

To the second floor is an additional office, a modern fully fitted kitchen, a second shower room with WC and spacious duplex office which incorporates a feature mezzanine floor with Velux windows.

Internally the property is in excellent condition, benefitting from laminate wood flooring, good quality carpeting, newly installed banisters, feature lighting, gas central heating and a security alarm system.

The property has been most recently occupied for office use, however has previously been occupied as a hair salon and would suit numerous uses including, hair and beauty, aesthetics, photography studios, physiotherapists or traditional office use.

Accommodation

First Floor

Front Suite 16.18 sq.m 174.16 sq.ft

Middle Suite 9.75 sq.m 104.94 sq.ft

Rear Suite 8.88 sq.m 95.58 sq.ft

Shower Room / WC 2.35 sq.m 25.29 sq.ft

Second Floor

Front Duplex Suite 20.29 sq.m 218.4 sq.ft

Rear Suite 5.52 sq.m 59.41 sq.ft

Kitchen 8.52 sq.m 91.7 sq.ft

Shower Room / WC 2.71 sq.m 29.17 sq.ft

Third Floor

Mezzanine Suite 10.92 sq.m 117.54 sq.ft

GIA: 85.12 sq.m 916.19 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

£900 pcm.

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £3,650 per annum (2023/24). The ingoing Tenant is likely to be eligible for 100% small business Rates relief and should contact Burnley Borough Council's business rates department to confirm.

Services

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

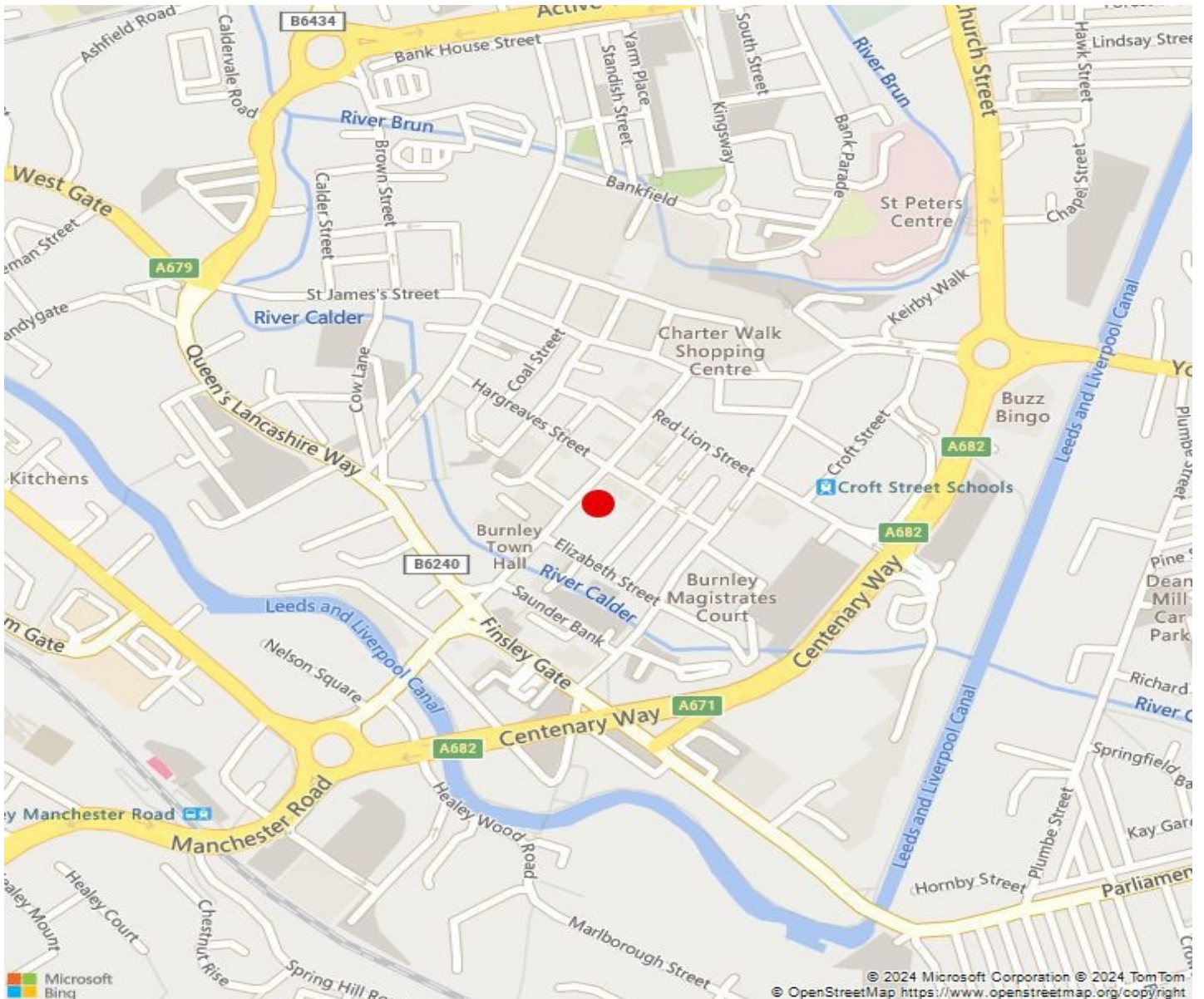
Services Responsibility

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 full 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.

