



## Prominent two storey retail premises in prime town centre location

### TO LET

**48 MANCHESTER ROAD  
BURNLEY  
LANCASHIRE  
BB11 1JH**

**834 Sq Ft (77.48 Sq M)**

- Deceptively spacious two storey property with attractive timber shop front.
- Prime roadside location fronting Manchester Road and within a short walk from Burnley town centre.
- Ideal for retail, hair and beauty, aesthetics, office or hot food takeaway businesses.
- Refurbished with new flooring, UPVC windows and LED lighting.
- 100% small business rates relief available for eligible Tenants.

### Location

Situated on Manchester Road (A682) one of the main arterial routes into Burnley town centre, the property is located opposite to the junction to Yorke Street in an area of mixed retail, office and residential uses.

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 attractive stone built property with its accommodation arranged over two floors. Formerly occupied as a takeaway and sandwich shop, the property comprises a large, open plan retail space to the ground floor with a store room. To the lower ground floor is an additional larger store room, a kitchenette and WC.

The property has benefitted from a recent refurbishment which has included new flooring, LED lighting and UPVC windows to the ground floor and painting / decorating of both the ground and lower ground floors.

Occupying a prime roadside location close to the town centre, the property is ideal for various uses including, retail, hair or beauty salons, traditional offices or a hot food takeaway.

### Accommodation

Ground Floor

Front Retail Unit 27.8 sq.m 299.23 sq.ft

Store 11.77 sq.m 126.69 sq.ft

Lower Ground Floor

Large Store Room 26.12 sq.m 281.15 sq.ft

Kitchenette 9.33 sq.m 100.42 sq.ft

WC 2.46 sq.m 26.47 sq.ft

GIA: 77.48 sq.m 834 sq.ft



### Planning

The prospective Tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Burnley Borough Council's Planning Department on 01282 425011.

### Rent

£875 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £6,600 per annum (2023/24). The ingoing Tenant is likely to benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct to confirm on 01282 425011.

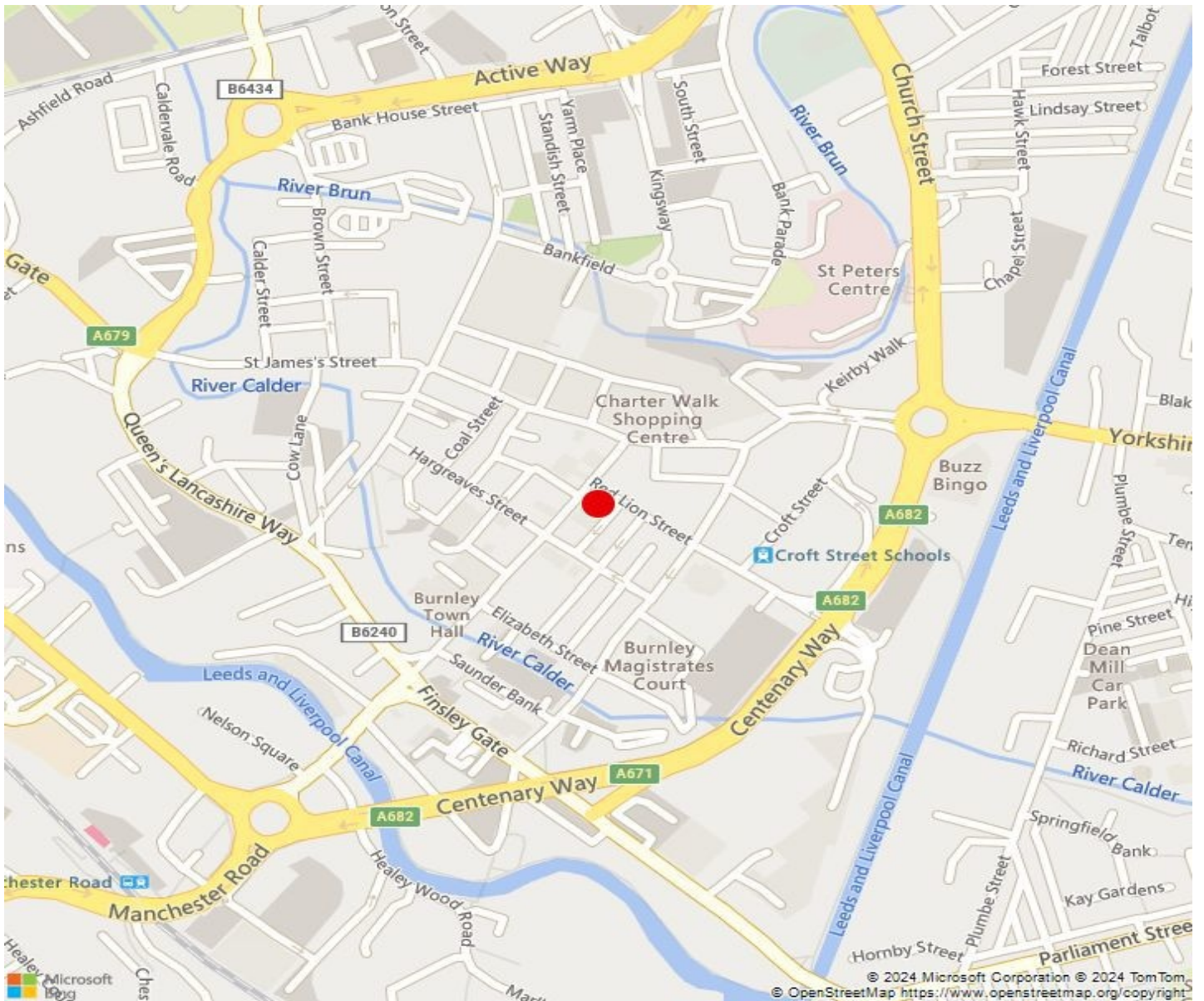
### Services

We are advised that all mains services are available.

### 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.





## 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

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