



Fully fitted hair salon in prime roadside location

TO LET

**215 PADIHAM ROAD
BURNLEY
LANCASHIRE
BB12 0HB**

405.2 Sq Ft (37.64 Sq M)

- Open plan retail unit ideal for a hairdressing salon, retail or office use.
- Newly installed electric roller shutter security door.
- Gas central heating, fitted backwash area and a full range of hairdressing chairs / stations.
- On street parking to the front of the premises.
- 100% small business rates relief available for eligible Tenants
- Available for immediate occupation.

Location

The property is situated on Padiham Road, close junction 10 of the M65 motorway, and within a short drive of Burnley town Centre. Set within a predominantly residential location, the property occupies a prime roadside location with on street parking available in the immediate vicinity.

Description

A well presented ground floor retail unit which has been occupied for a number of years as a hairdressing salon. The accommodation is arranged on two levels, the lower level comprising a reception area and salon and the upper level comprising an addition salon, backwash area, kitchenette, and WC.

The property is in excellent decorative order and is available with a range of hairdressing chairs / stations, mirrors and fitted backwashes.

A new electric roller shutter security to the shop front has been recently installed and the property has the benefit of gas central heating.

Accommodation

Ground Floor

Lower level salon / reception 15.6 sq.m 167.9 sq.ft

Upper level salon / backwash area 16.8 sq.m 180.8 sq.ft

Kitchenette and WC 5.25 sq.m 56.5 sq.ft

GIA 37.64 sq.m 405.2 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 £595 pcm

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £3,450 per annum (2024/25).

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

Services

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

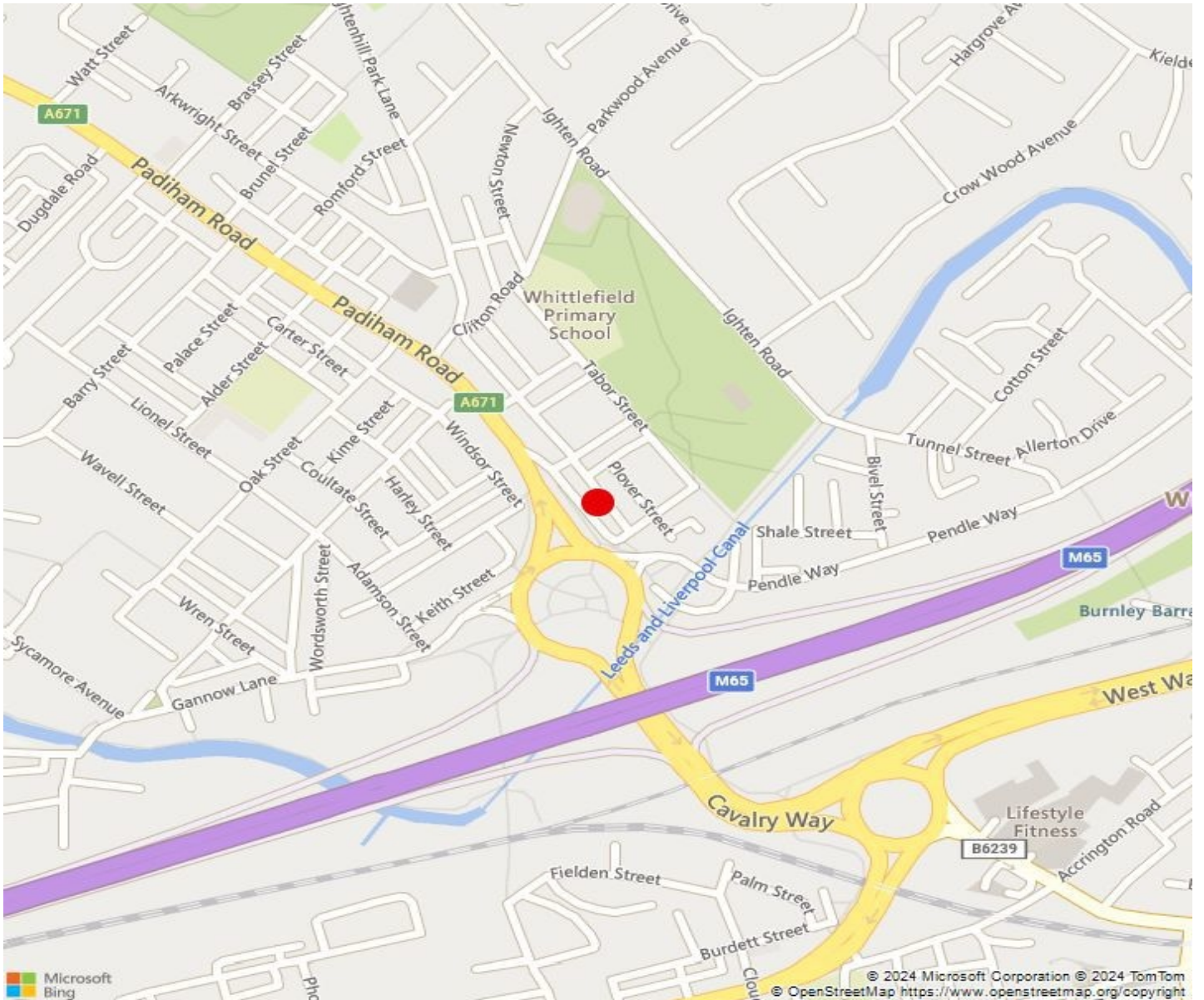
Services Responsibility

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.

