

## UNIT 3 • 54 CHURCH STREET • BURNLEY • BB11 2DL



### LOCATION

Burnley is popular town situated in Lancashire located approximately 11 miles east of Blackburn and 16 miles north of Rochdale. The town has a population of approximately 78,270 (Census, 2021).

The subject development comprises of 4 purpose-built trade counters with return frontage onto the busy Church Street (**A682**) one of the **main arterial routes through Burnley** town centre benefiting from a high level of passing trade.

The development is in close proximity to the **Prestige Retail Park** and the **Anchor Retail Park**.

The units also benefit from a free customer car parking for circa 15 cars.

Nearby occupiers include **Chaiwala**, and **Pendleside Hospice Furniture Store**

### TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £29,000 per annum exclusive.

The Tenant will be liable for service charge and insurance costs. Further details available upon request.

### ACCOMODATION

The property is arranged over ground floor and provides the following gross internal areas:

**Ground Floor Sales** | 3,273 sq.ft. (304.09 sq.m)

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £30,500**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

All figures quoted are net of VAT, but VAT may be payable in respect of this property.

### VIEWINGS

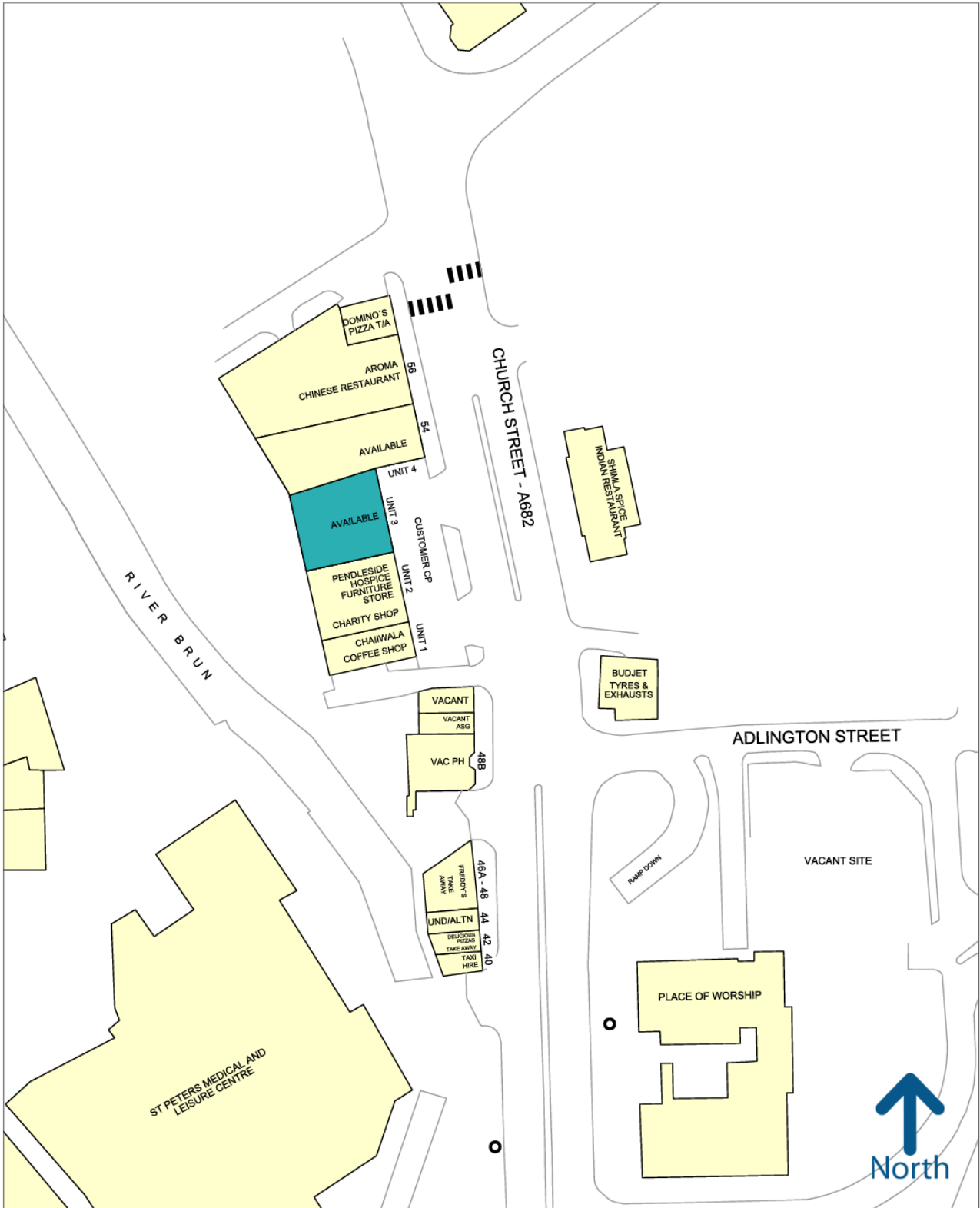
Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

Or our joint agent Petty Commercial on 01282 456 677

**SUBJECT TO CONTRACT**

## TO LET – HIGH PROFILE ROADSIDE RETAIL/TRADE UNITS



50 metres

Experian Goad Plan Created: 05/09/2024  
Created By: Rawstron Johnson



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