

UNIT 4 • 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 £18,000 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 | 1,352.3 sq.ft. (125.63 sq.m)

RATING

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

Rateable Value: £14,750

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

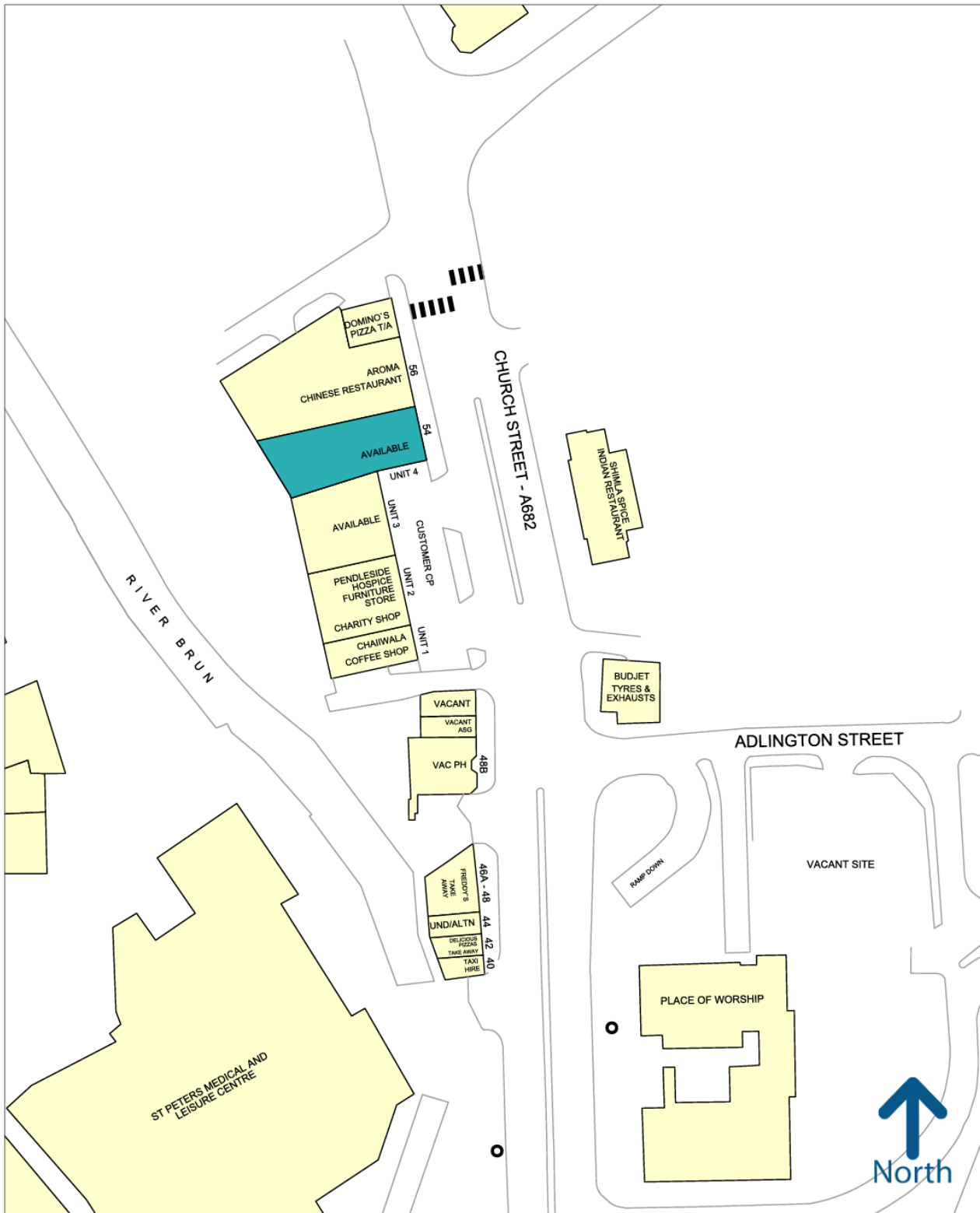
Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

Email: anthony@rj-ltd.co.uk or 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



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.