

**To let**

**RETAIL UNIT  
BROWN STREET, BURNLEY, BB11 1PJ**



Shop to Let.

- 🚦 Located at main Burnley town centre
- 🚦 Close to Marks & Spencer and JJB Sports
- 🚦 New Refurbished and Attractive Yield
- 🚦 Small business rate relief available
- 🚦 Floor size from (GIA) (36.4 sq. m<sup>2</sup>)391.8 sq. ft.
- 🚦 Easy access to A679 Road Link

### Location

The property is situated within Burnley town centre in an established retailing location just off St. James Street close to other occupiers including Marks and Spencer and DW Sports.

### Description

The property comprises of a ground floor Town Centre lock up premises.

### Accommodation

Sales Area

7.5M x 3.4M (24'7" x 11'10") Rear Store,

W.C. AND Kitchen 2.6M x 3.4M (8'4" x 11'10")

### Services

The premises benefit from all mains services. No Gas.

### Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

### Planning

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Business Rates

We are advised by the Rating Authority that the current rateable value is £4,800. Parties are advised to contact the Local Authority on 01282 425011 to confirm rates payable as further relief may be available under the Small Business Rating Relief Scheme.

### Rent

Year One: £90 per week.

Year Two: £100 per week.

Year Three: £110 per week.

### Tenure

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years. The rent will be subject to review every three years.

### VAT

All figures quoted are subject to VAT at the prevailing rate.

### Legal Costs

The ingoing tenant will be responsible for its own legal cost.

### EPC

An Energy Performance Certificate has been commissioned and a copy is available upon request.

