

**TO LET**



*A mid-parade, double fronted, glazed retail unit on an established retail complex*

## **Unit 3 Kitchens Garage, Trafalgar Street, Burnley, Lancashire, BB11 1RA**

- ❁ Modern, well presented retail unit extending to approximately 1,275 sq ft
- ❁ Premises available for immediate occupation having traded in the past as a Pizza Hut
- ❁ Heavily trafficked area with fantastic connections to both Burnley town centre and the M65 motorway network
- ❁ Previously traded as a dessert bar with various fixtures and fittings available separately
- ❁ Shared onsite "doorstep" car parking
- ❁ Highly prominent main road location close to Greggs, Subway and McDonalds
- ❁ Positioned next to a busy petrol station having approximately 15,000 visitors per week to the site
- ❁ Ideal for pizza business, food company or other similar uses
- ❁ Substantial premises having seating available for up to 30 customers

**Interested in this property? Call 01282 428486 or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)**

## Location

The property is located on the heavily trafficked Trafalgar Street which is one of the main arterial roads into Burnley from the M65 motorway network.

Located within the immediate vicinity are established national retailers such as KFC, McDonalds, Banny's Fish and Chips, Greggs, Subway, and a Londis convenience store within a Texaco petrol station complex.

## Description

A mid-parade, modern, open plan retail unit which in recent years has traded as a Pizza Hut franchise.

The unit is part of a retail complex which adjoins a Texaco petrol forecourt and a Londis convenience store, attracting approximately 15,000 customers per week.

The unit has traded until recently as a dessert shop with various fixtures and fittings which are available via separate negotiation.

The premises benefits from spot lighting, modern suspended ceiling with integrated A/C unit, laminate flooring throughout, and seating for approximately 30 customers.

The property would suit a food related business, however it is the prospective tenants responsibility to ensure they obtain the necessary planning consent from the local authority.

## Accommodation

The accommodation has been measured on a gross internal basis excluding toilets, corridors, and staircases and extends to the approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Retail Area	18.7 x 6.36	1,181.4	109.7
Internal Office	2.80 X 1.41	42.4	3.94
Prep Area	2.58 X 1.85	51.2	4.76
<b>GIA</b>		1,275	118.4

## Rent

£12,500 per annum.

## Vat

Whiteacres have been informed that the rental price is subject to VAT at the prevailing rate.

## Terms

The property is available by way of a new internal repairing and insuring lease for a minimum term of five years with a break clause incorporating at the third year.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £20,500 per annum with the rates payable being £10,229 per annum.

The information supplied must be checked and verified by a prospective tenant prior to making any legal commitment. For further details please contact Burnley Borough Council on 01282 425011

## Outgoings

In addition to the rent and business rates liability the tenants are to be responsible for all services connected to the property, buildings insurance and any site service charges, further details of which are available on request.

## Planning

The property has traded as a Pizza Hut franchise historically but in recent years has been used as a dessert bar.

All planning enquiries are to be directed to Burnley Borough Council on 01282 425 011.

## Services

Whiteacres have been informed that the property has the benefit of electricity (sub-metered) and mains water. Gas is not connected to the site however this service can be made available on request.

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services / appliances are in working order and are of suitable purpose for their needs

## Legal Costs

Each party is to be responsible for their own legal costs incurred within the transaction.

## Viewings

Please contact the agents:

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