

TO LET



Detached retail showroom extending to approximately 10,846 sq ft (1,007.6 sq m)

Former Argos 11 Canning Street, Burnley, Lancashire, BB12 0AD

- ❁ Detached retail premises previously occupied by Argos extending to approximately 10,846 sq ft
- ❁ Highly prominent main road location positioned on an arterial route into Burnley town centre
- ❁ Substantial car park having approximately 50 onsite car parking spaces
- ❁ Site may split to accommodate tenants requirements STP
- ❁ Approx internal eaves height 7.37m / approx apex height 8.68m
- ❁ Site is available for immediate occupation and offers an established location close to Asda, UCLAN, Halfords, Sports Direct and Aldi supermarket
- ❁ Previously occupied by Magnet Kitchens being ideal for a trade counter, retail showroom or supermarket
- ❁ Modern building with loading doors, glazed frontage and mezzanine floor
- ❁ Ideal for electrical wholesaler, plumbing supplies, coffee, convenience store

Location

The property is positioned on a main arterial route into Burnley town centre close to junction 11 of the M65 motorway.

The site is positioned next to Asda, UCLAN, Aldi supermarket, Bensons For Beds, Halfords and Sports Direct.

Burnley is positioned 21 miles North of Manchester and 20 miles East of Preston having a population in excess of 90,000 residents.

Description

A detached portal frame warehouse occupied for many years by Argos.

The property comprises of an open plan portal frame retail warehouse with offices, toilet facilities, staff kitchen, a lift and a substantial mezzanine floor (which could be removed).

In the past, the site was occupied by Magnet Kitchens and is ideal for a trade counter being positioned close to Asda, UCLAN and a brand new multimillion pound retail development, Pioneer Place.

Externally the site has loading doors to the side of the building and approximately 50 onsite car parking spaces.

Accommodation

Floor plans are available on request. The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
Ground Floor	10,846	1,007.6
Mezzanine	6,787	630.5
GIA	17,633	1,638.1

Terms

The property is available for immediate occupation by way of a new full repairing and insuring lease, for a term to be agreed.

Rent

On Application

VAT

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £98,500 per annum with the rates payable being £51,614.

The prospective tenant must check and verify this information by calling Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the ingoing tenant is to be responsible for the buildings insurance which will be recharged by the landlords, any estate service charges and all services connected to the property including water rates.

Services

We understand the property has the benefit of three phase electricity, mains water, and gas.

Service Responsibility

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

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

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