

TO LET (MAY SELL)



Substantial first floor leisure premises extending to approximately 8,500 sq ft

First Floor 104 St James Street, Burnley, Lancashire, BB11 1NH

- ❁ Substantial former gym premises in prime town centre position
- ❁ Prominent corner high street location directly opposite Marks & Spencer's
- ❁ Self-contained entrance directly onto Hammerton Street with passenger lift to the first floor
- ❁ Air conditioning, tiled floors, LED lighting
- ❁ Ideal for use as gymnasium, snooker hall, dance studio, Boxing studio or other similar leisure uses
- ❁ Approximately 10 miles from the towns of Blackburn and Skipton
- ❁ Excellent natural light from multiple surrounding windows
- ❁ Predominantly open plan layout with male, female changing rooms, showers and toilets
- ❁ May suit conversion into apartments (subject to obtaining the necessary planning consent)
- ❁ Extremely competitive rent of only £2 per sq ft

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

The property is situated in a high profile position on the corner of St James Street and Hammerton Street in Burnley Town Centre.

Burnley has a population of over 70,000 residents and is approximately 10 miles away from the towns Blackburn and Skipton.

St James Street is the main retailing parade in the Town Centre with other businesses in the immediate vicinity including Marks and Spencer's, Primark, Next and Charter Walk shopping centre.

Description

Substantial first floor accommodation ideal for leisure uses being available for immediate occupation.

The property comprises of a former gym which was occupied in the past by JJB and DW Sports in recent years.

The premises offers open plan accommodation with good natural light together with changing rooms, toilets and showers (see attached floorplan).

The site has LED lighting, air conditioning, a passenger lift and offers light and airy accommodation ideal for various uses.

The property would suit another gym, dance studio, snooker hall or other leisure uses subject to obtaining the necessary planning consent.

There is further accommodation available on the second floor at an additional cost further details of which are available on request.

The landlords would give consideration to selling the premises further details of which are available on request.

Accommodation

The property has not been measured but according to the VOA website extends to the following approximate areas:

There is also additional 2nd floor storage accommodation, further details of which are available on application.

DESCRIPTION	SQ FT	SQ M
First Floor	8,646.7	803.3

Terms

The property is available by way of a new lease for a term to be agreed.

Rent

£1,250 per calendar month plus VAT.

Purchase Price

On application

Vat

We have been informed that the rent and purchase price 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 1st floor is £16,000 with rates payable being £7,984 per annum.

This information must be checked and verified by contacting Burnley Borough Council on 01282 425011 to confirm further details.

Services

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

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.

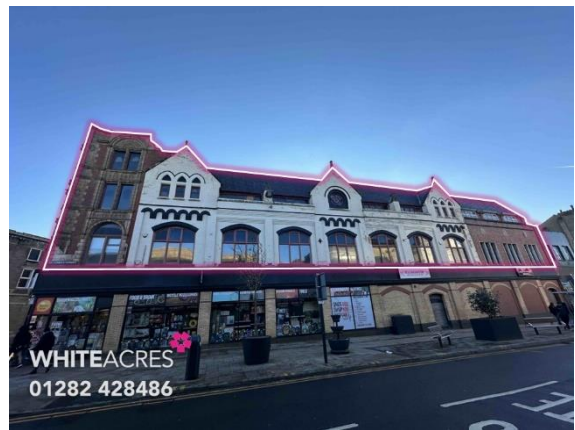
Viewings

Please contact the agents:

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FIRST FLOOR



SECOND FLOOR



TITLE PLAN

