

TO LET/FOR SALE



Prime kiosk close to Primark, Next, M&S, Reel Cinema, and Nandos.

The Kiosk 4 Standish Street, Burnley, Lancashire, BB11 1AP

- ❁ Modern single storey kiosk extending to approximately 423 sq ft in a prime location opposite Charter Walk shopping centre.
- ❁ Excellent location close to Primark, Next, Home Bargains and a new £20 million cinema/restaurant development
- ❁ Modern stone building constructed in 2009 with superb glazed frontage, vaulted ceilings and a modern finish
- ❁ Wholly commercial property ideal for Pension Fund investment
- ❁ Wrap around display frontage to both Standish Street and Bankfield with dual entrance and electric roller shutter security
- ❁ Ideal for coffee shop, hair and beauty, clothing boutique, deli, travel agent, barbers, or florist
- ❁ Positioned close to the entrance to Charter Walk Shopping Centre
- ❁ Attractive retail premises in prime town centre location next to Pioneer Place and Nandos
- ❁ Below Stamp Duty threshold

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

Location

The property is located at the bottom of Standish Street close to the entrance to Charter Walk shopping Centre.

The building has superb frontage to both Standish Street and Bankfield being approximately fifty yards from Primark and close to Next, Home Bargains and the Halifax Bank.

The building is located very close to the new £20 million Pioneer Place. The retail development comprises of a new multi-screen cinema, Nandos Restaurant and various other retail units.

Description

A modern kiosk premises constructed in 2009 in a prime location close to Primark, Next and a brand new £20 million retail/cinema development.

The premises has frontage to both Standish Street and Bankfield and has traded in the past as a florist, and a cake business.

The accommodation is open plan internally with oak floors, vaulted ceilings, feature lighting and modern W.C. facilities.

The property is ideal for use as a deli, hair & beauty, barbers shop, or travel agents.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
RETAIL UNIT	13.2m x 3.0m	423	39
GIA		423	39

Terms

The whole premises is available by way of a new lease for a minimum term of 3 years at a quoting rent of £11,000 per annum plus VAT.

Purchase Price

OIRO £125,000 plus VAT.

Vat

We have been informed the purchase price and rent will be subject to VAT at the prevailing rate.

However, the property may benefit from the 20 year rule scheme meaning the property can be revoked of VAT from May 2028.

The prospective purchaser must check and verify the above information prior to making any legal commitments.

Business Rates

To be assessed

Outgoings

In addition to the rent and any Business Rates liability the tenants are to be responsible for all services connected to the property including water rates/consumption and a proportion of the buildings insurance which will be recharged by the landlord.

Services

Whiteacres have been informed that the property has mains electricity and water.

Service Responsibility

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

Legal Costs

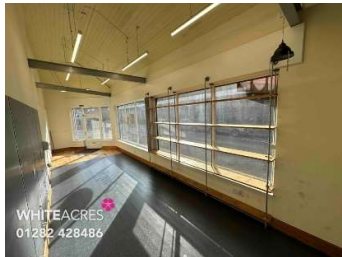
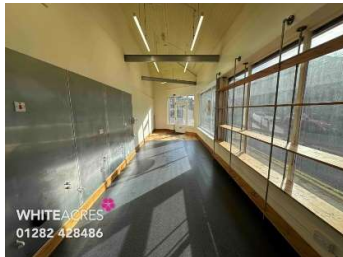
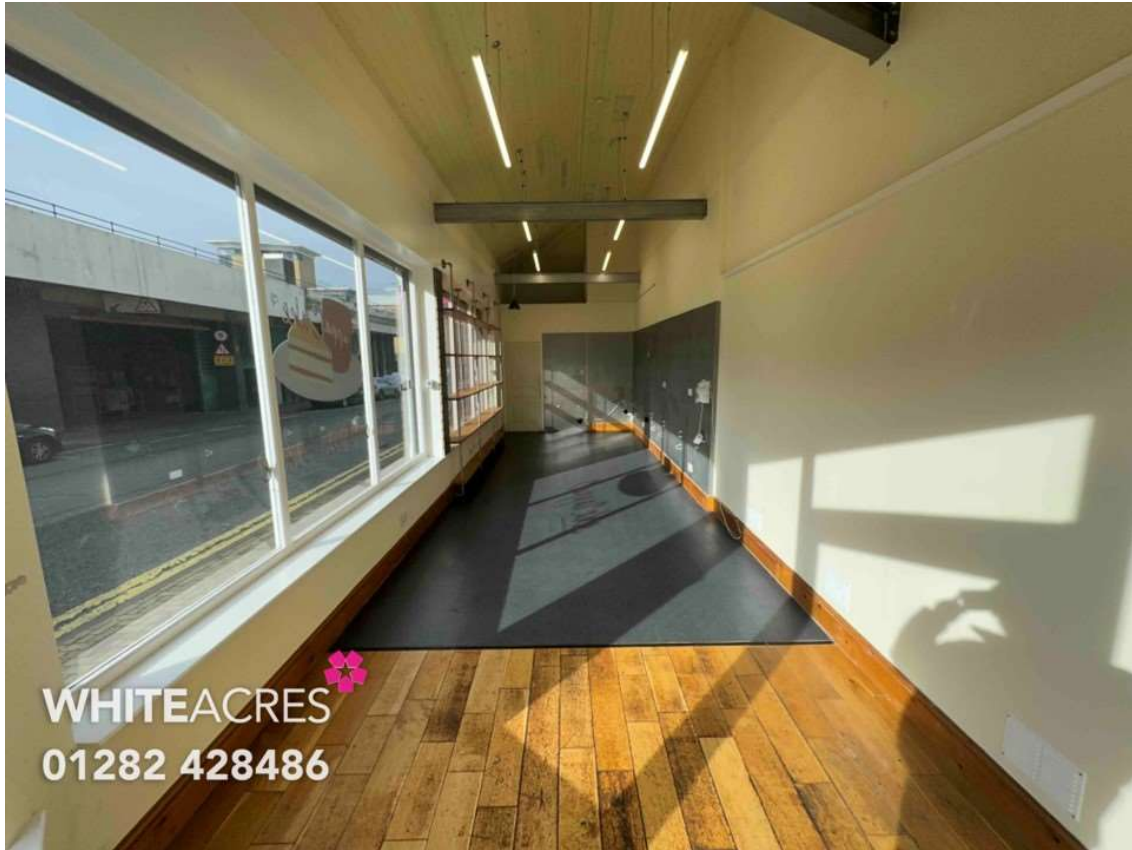
Each party is to be responsible for their own legal costs.

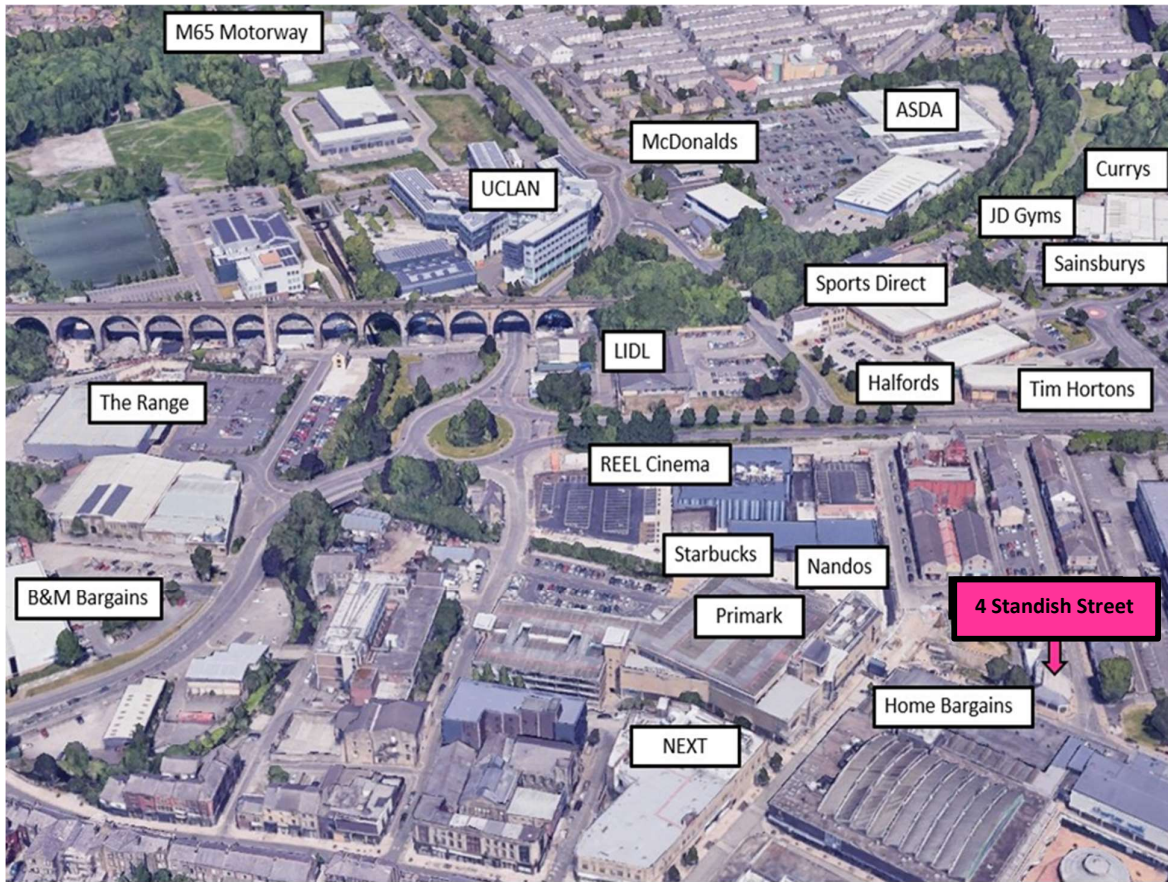
Viewings

Please contact the agents:-

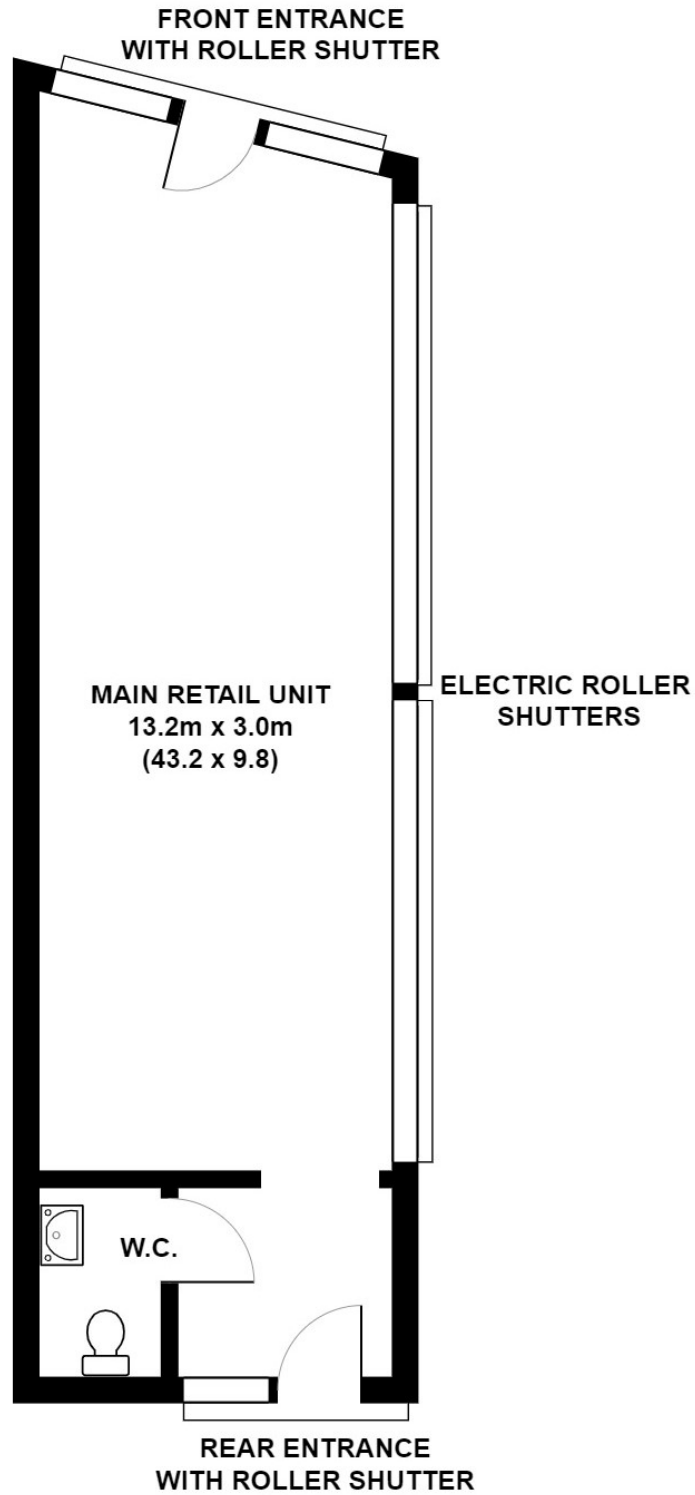
Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG





GROUND FLOOR RETAIL PREMISES
Approx 39.3 sq. meters (423.3 sq. feet)



For illustration purposes only - not to scale