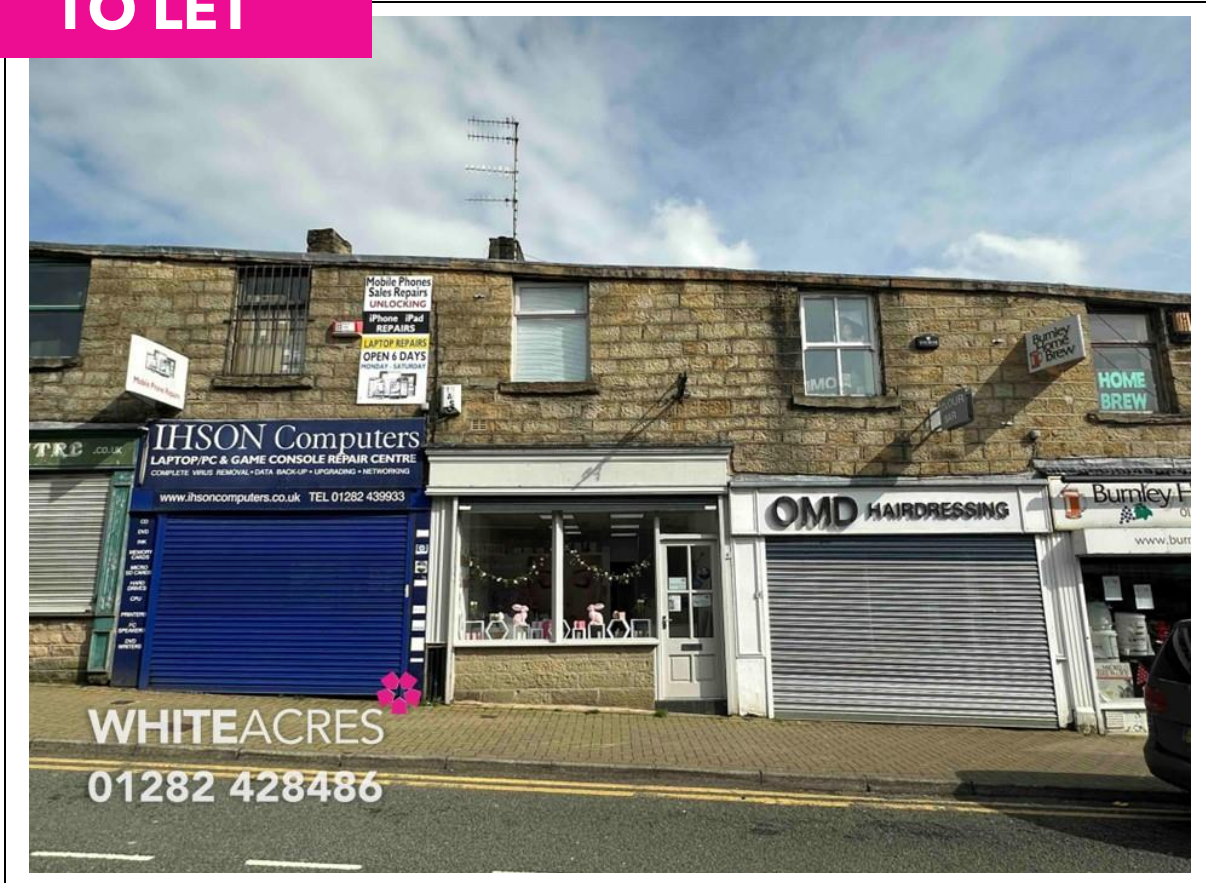


TO LET



Ground floor retail premises in a popular trading position in Burnley town centre

Ground Floor Retail Premises 17 Standish Street, Burnley, BB11 1AP

- ❁ Stone built retail premises in a popular trading position extending to 330 sq ft
- ❁ Within close proximity to the new multi-million pound pioneer place, Nandos, Starbucks, Reel Cinema, and Primark
- ❁ Restricted on street car parking available directly to the front of the shop
- ❁ LED lighting and modern laminate flooring throughout
- ❁ Recently refurbished property including modern shop front and electric roller shutters
- ❁ Ideal for beauty therapists or traditional office use
- ❁ Private W.C. and kitchen facilities
- ❁ No VAT payable on rent and free business rates for eligible tenants

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

Location

The property is located on the highly popular Standish Street and is a close walk to the entrance of the Charter Walk shopping centre and Burnley town centre.

The building is also 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 ground floor stone built retail premises in a highly prominent position close to the brand new multi-million pound retail development, Primark, Nandos, Reel Cinema, and Marks and Spencers.

The property offers single storey accommodation which has been occupied by a beauty therapist for a number of years.

The building has been refurbished throughout and offers open plan retail space, suspended ceiling with LED lighting, laminate flooring and modern W.C. / kitchen facilities.

Externally the property features a electric roller shutter door and restrictive on street car parking which is available directly outside.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:-

DESCRIPTION	SQ FT	SQ M
Ground Floor Retail Space	270.2	25.2
Kitchen	35.7	3.4
GIA	330	33.3

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of £625 per calendar month.

Vat

We understand the rent quoted is not 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 £5,100 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for the cost of the buildings insurance and all utilities connected to the property including water.

Services

The property has the benefit of mains 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.

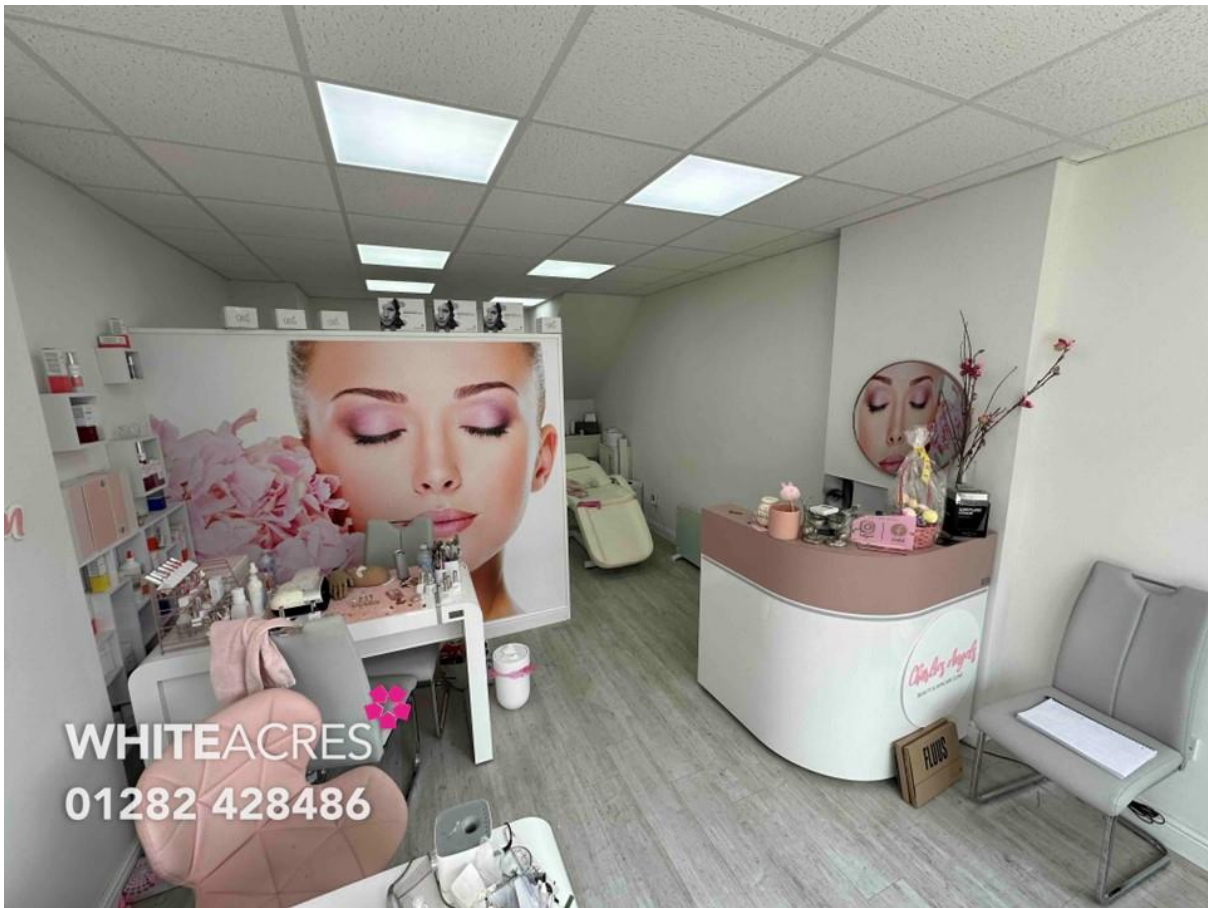
Viewings

Please contact the agents:

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

Aaron Pilling
01282 428486
aaron@whiteacres-property.co.uk

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



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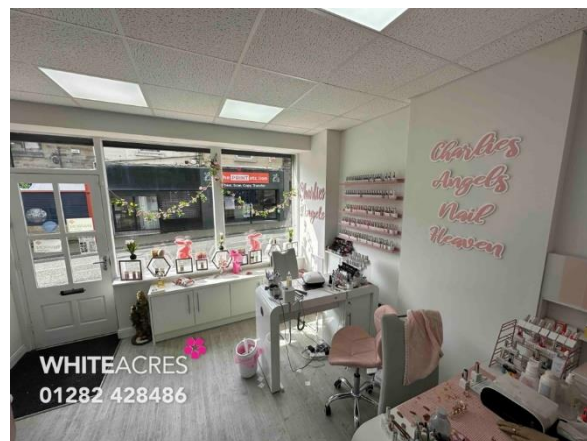
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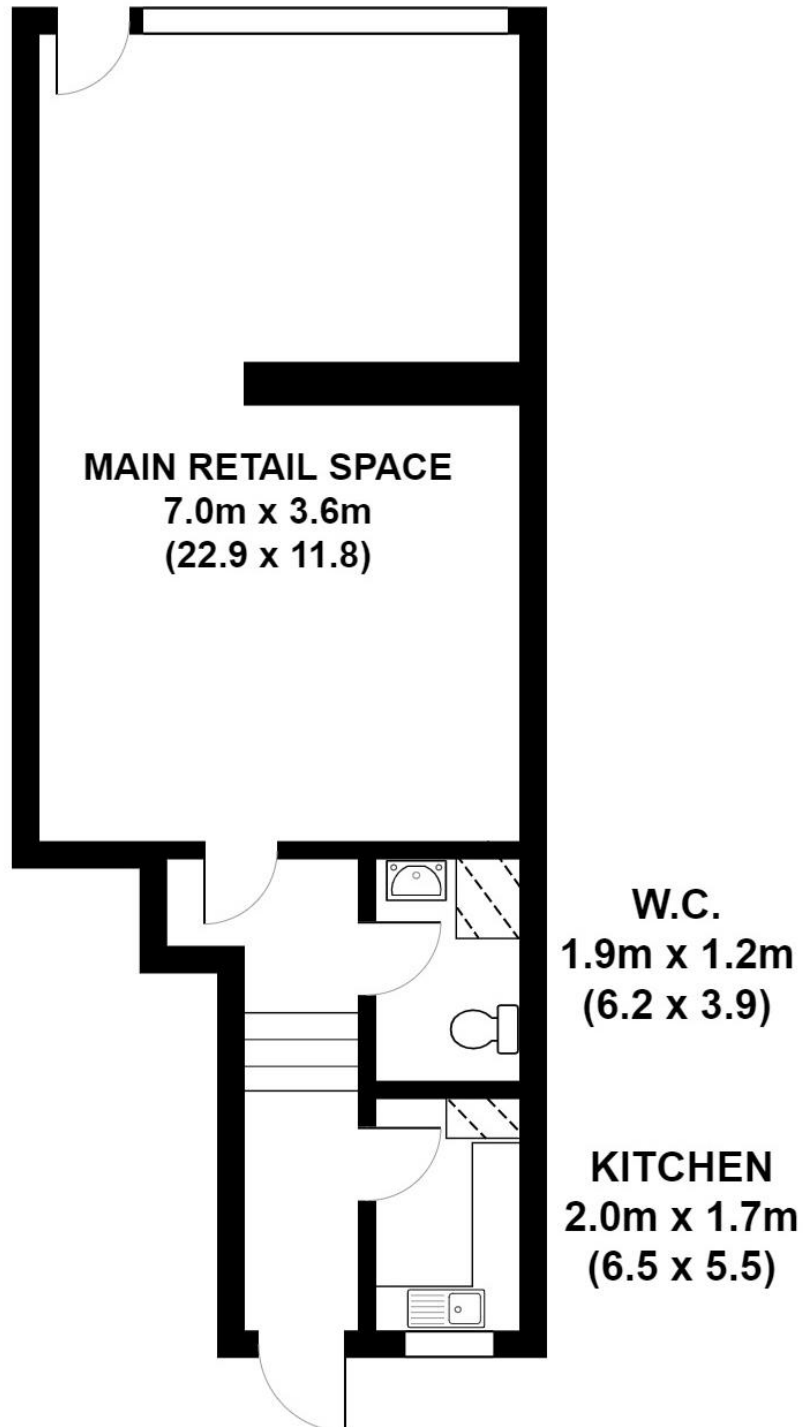
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These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

GROUND FLOOR RETAIL PREMISES
(Approx 30.8 sq meters 330 sq ft)

FRONT ELEVATION



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE