







TO LET/FOR SALE



Retail premises in popular trading position with basement storage

Ground Floor, Basement, & Apartment, 6 Standish Street, Burnley, BB11 1AP

-  Large retail unit in prominent location close to Charter Walk Shopping Centre
-  Free Business Rates for eligible tenants and no VAT payable in addition to the rent
-  Superb location close to Primark, Next and a new £20 million restaurant/cinema development
-  Large basement providing useful additional storage space
-  Oak floors, feature lighting and roller shutter security
-  Dual aspect frontage with external space to the rear of the building

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 the front and rear of Standish Street 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 retail development. The retail development comprises of a new multi-screen cinema, Nandos restaurant and various retail units.

Description

The property offers fully open plan retail accommodation on the ground floor with dual aspect frontage, feature lighting and oak flooring. The property has been occupied by a clothing and giftware company for many years and also has a useful basement providing additional storage accommodation.

The property is available by way of a new lease for a term to be agreed and also benefits from roller security together with some external space to the rear of the property.

The landlord will give consideration to selling the whole building including a substantial two bedroom apartment which is let on an assured shorthold tenancy agreement at a rent of £6,000 per annum. The tenant has occupied since 2014 with the last rent review being 2015.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor			
Front Sales	4.4m x 6.6m	318.6	29.6
Rear Sales	7.1m x 3.3m	252.2	23.4
Basement			
Front Section	6.3m x 4.1m	278	25.8
Rear Section	3.0m x 4.5m	145.3	13.5
First Floor Apartment			
Living Room	4.4m x 3.2m	151.2	14
Kitchen	2.9m x 2.8m	87.4	8.1
Second Floor Apartment			
Bedroom 1	3.8m x 3.3m	141	13
Bedroom 2	4.0m x 3.2m	137.5	12.7
Ensuite Bathroom	3.2m x 3.0m	58.5	5.4
Main Bathroom	2.4m x 2.3m	103	9.5
GIA		1,672.7	155

Terms

The ground floor and basement is available by way of a new internal repairing and insuring lease at an annual rent of £12,000 for a term to be agreed.

Purchase Price

OIRO £125,000 for the whole including the substantial flat.

Vat

We understand both the rent and purchase price in relation to this property are not subject to VAT however a prospective tenant must check and verify this information prior to making a legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the ground floor and basement is £7,900 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 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

We understand 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

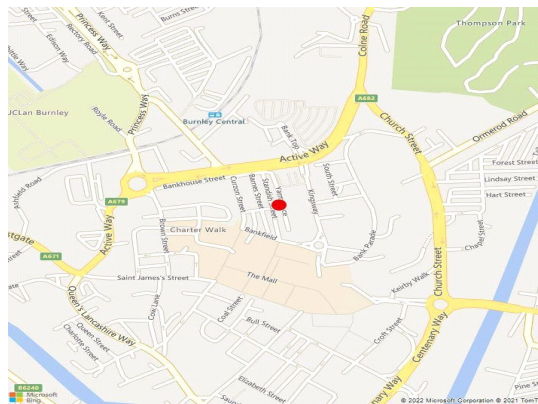
The ingoing tenant is to contribute towards the cost of preparing a new lease agreement further details of which are available on request.

Viewings

Please contact the agents:

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

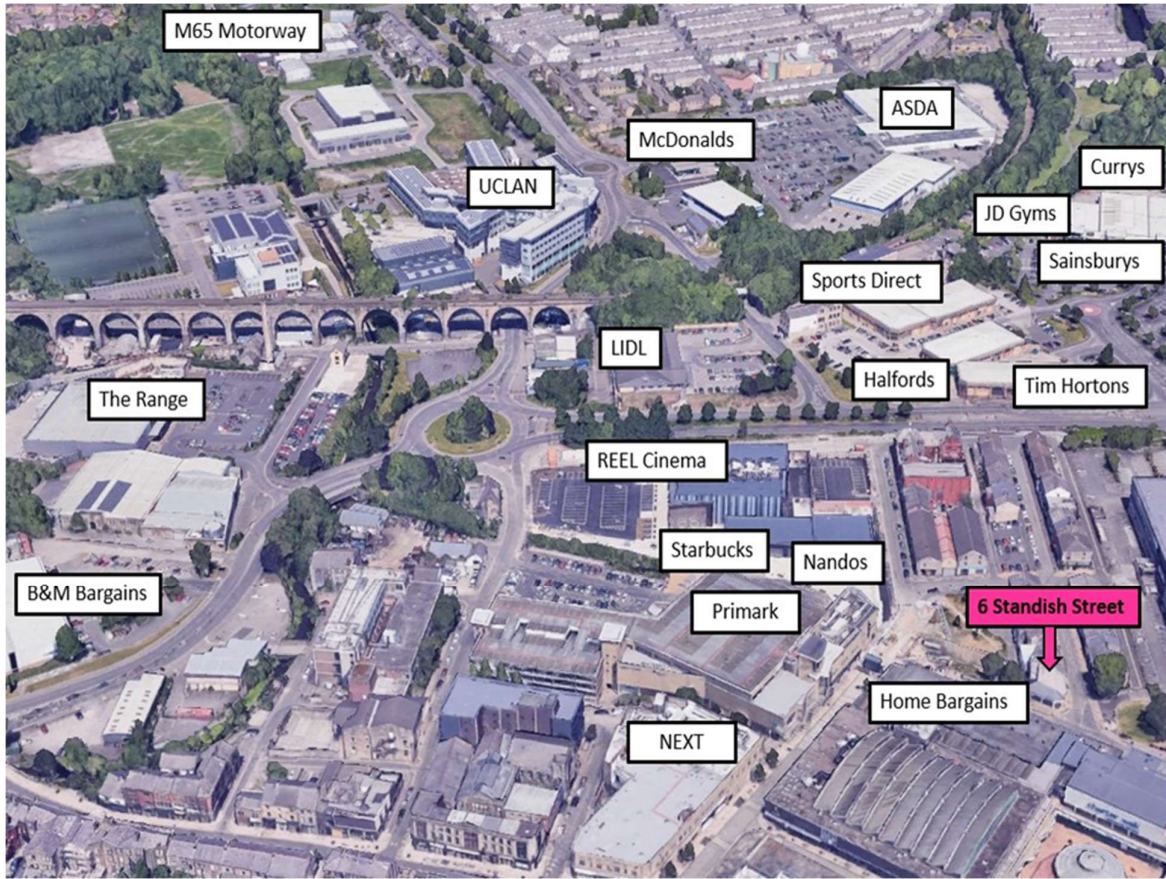
Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



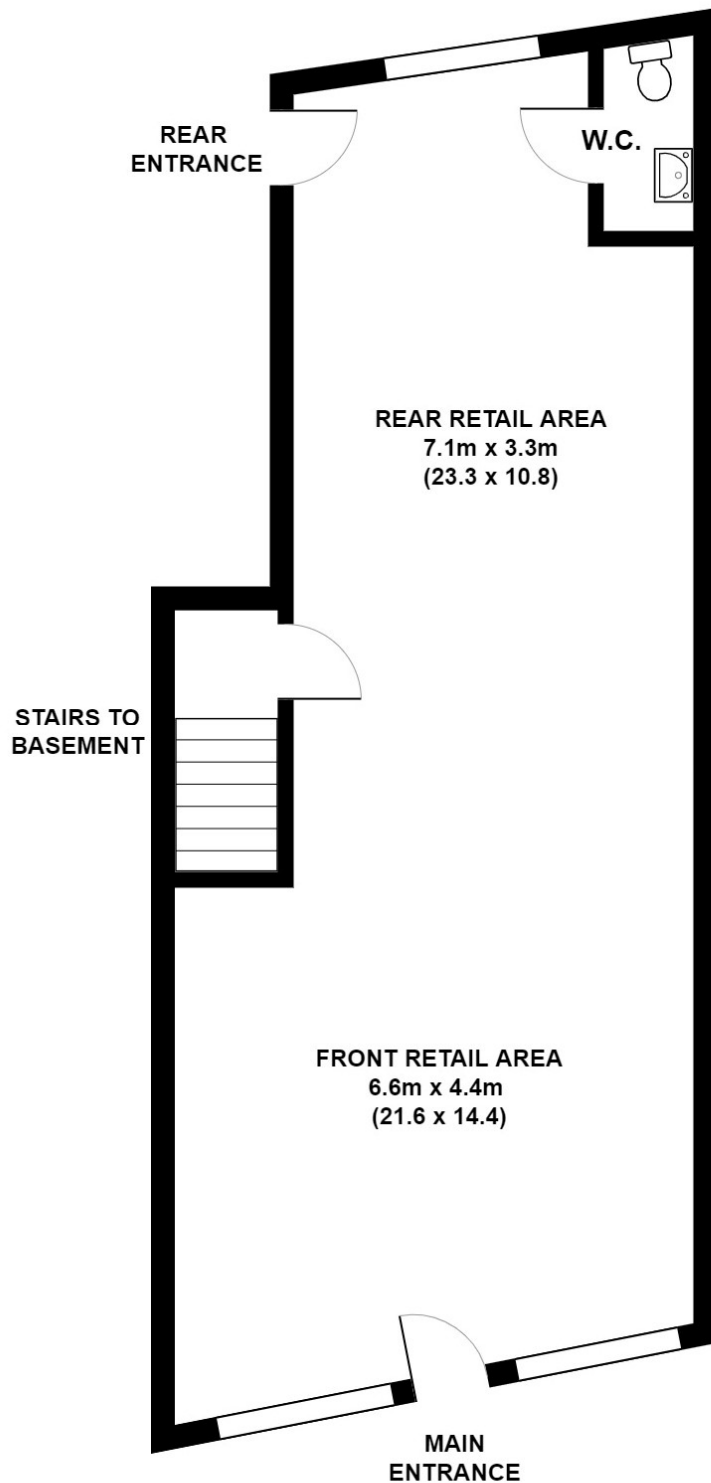
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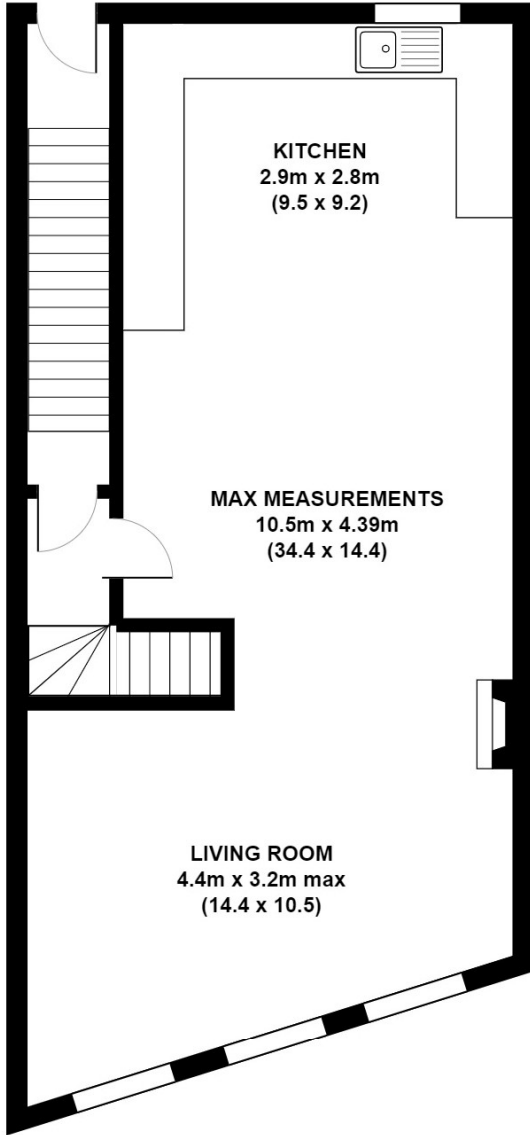
GROUND FLOOR RETAIL PREMISES
Approx 52.2 sq. meters (562.6 sq. feet)



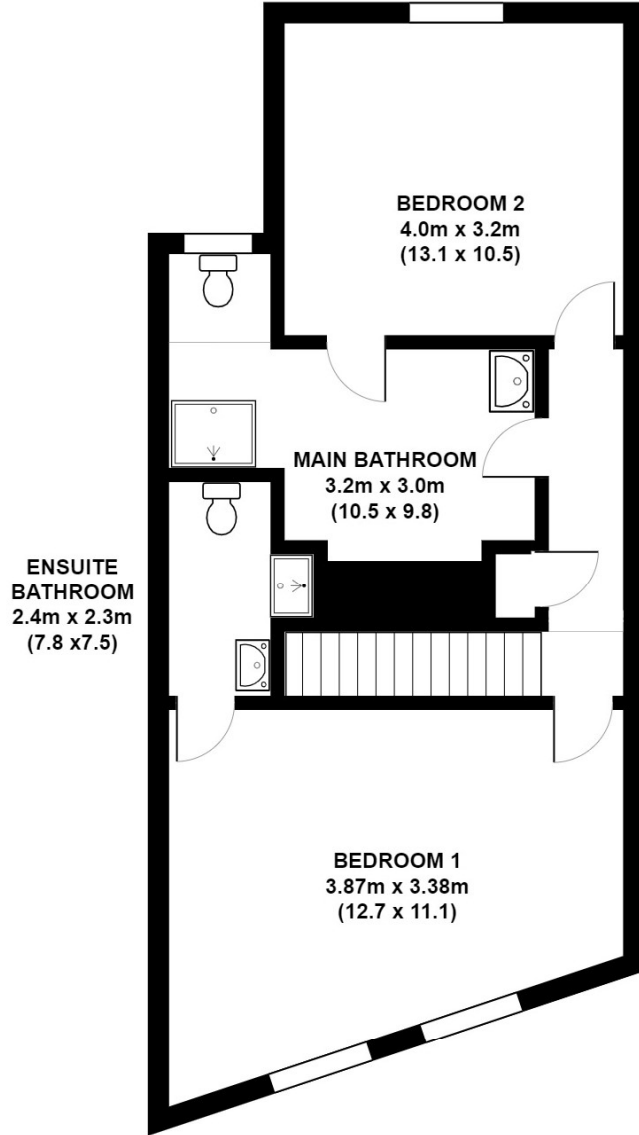
For illustration purposes only - not to scale

FIRST FLOOR APARTMENT
Approx 46.0 sq. meters (495.3 sq. feet)

MAIN ENTRANCE



SECOND FLOOR APARTMENT
Approx 40.7 sq. meters (438.9 sq. feet)



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