

TO LET



Gable end two storey retail premises extending to approximately 600 sq ft (55.6 sq m)

211 Accrington Road, Burnley, BB11 5ES

- ❁ Prominent gable end retail premises extending to 599 sq ft (55.6 sq m)
- ❁ Ideal for retail use, hairdresser, beautician, or potential office space
- ❁ Fluorescent tube lighting and modern grey laminate flooring throughout
- ❁ Handy basement with two additional treatment rooms and storage area
- ❁ Private W.C. and kitchen facilities
- ❁ Busy main road location close to both junctions 9 & 10 of the M65 motorway
- ❁ Gable end property with a high spec internal finish
- ❁ Non restrictive on street parking to the front and rear of the property
- ❁ Modern and fully refurbished flat available by way of a separate negotiation
- ❁ No VAT 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 positioned in a highly prominent location on Accrington Road opposite Farmfoods. Accrington Road is a main arterial route on the edge of Burnley town centre close to several business parks.

The property is located in close proximity to Smallshaw Industrial Estate but within a short drive of both junctions 9 & 10 of the M65 motorway.

Description

A highly prominent stone built gable end two storey retail property, in a heavily trafficked position close to various business parks. The property has previously traded as a hair salon for many years and is now available for immediate occupation.

The property comprises of a fantastic well presented and open plan retail space, with a modern kitchenette and W/C facilities to the ground floor. The basement offers two additional beauty rooms and a large storage area.

The premises is modern throughout and benefits from gas central heating, fluorescent tube lighting and grey laminate flooring.

The building is available for immediate occupation at a competitive rent, and would suit retail use, hairdresser, beautician, or potential office space.

In addition there is a flat above the property which is available by way of a separate negotiation with the landlord.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Retail Area	9.5m x 3.8m	385.6	35.8
W.C. Kitchen	3.5 x 0.8m	29.6	2.7
Basement	5.8 x 3.1	184.1	17.1
GIA		599.3	55.6

Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed at a rent of £695 per calendar month.

Vat

We have been informed that the rent is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £3,150 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 the business rates the incoming tenant is to be responsible for a contribution towards the buildings insurance which will be recharged and all services connected to the property.

Services

We understand the property has the benefit of mains electricity, 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.

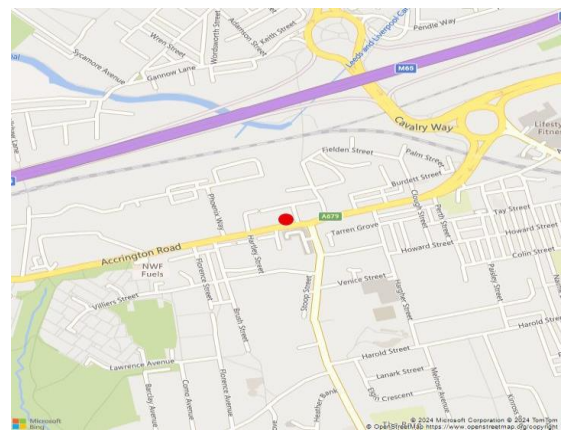
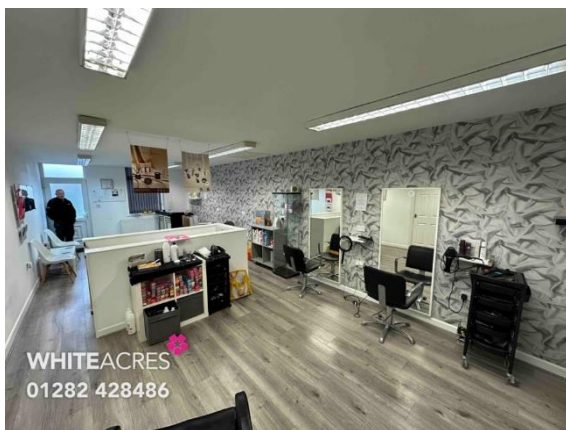
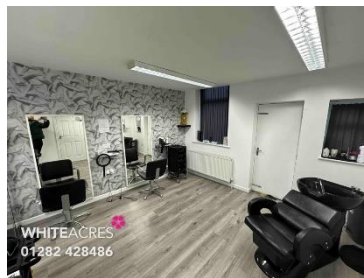
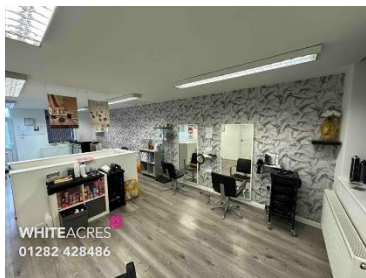
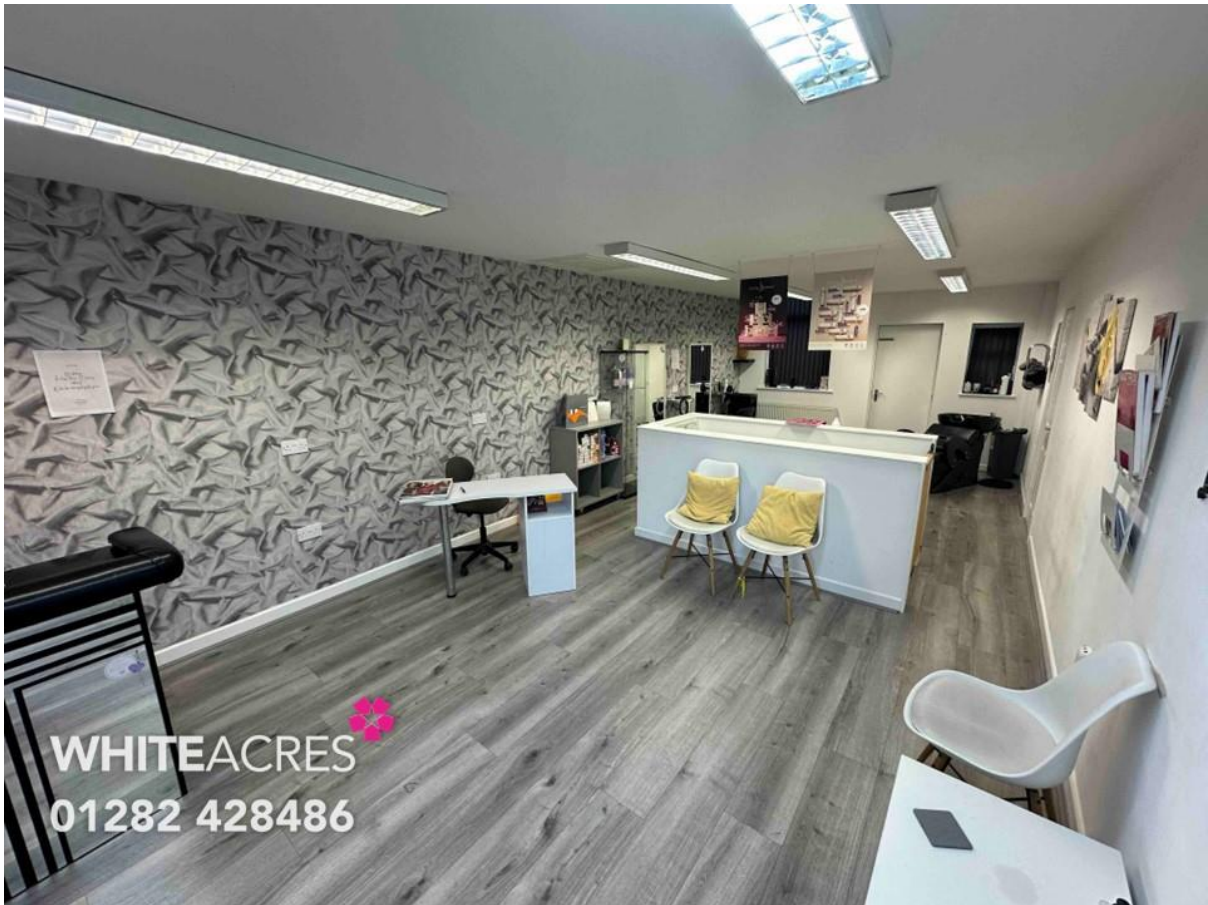
Viewings

Please contact the agents:

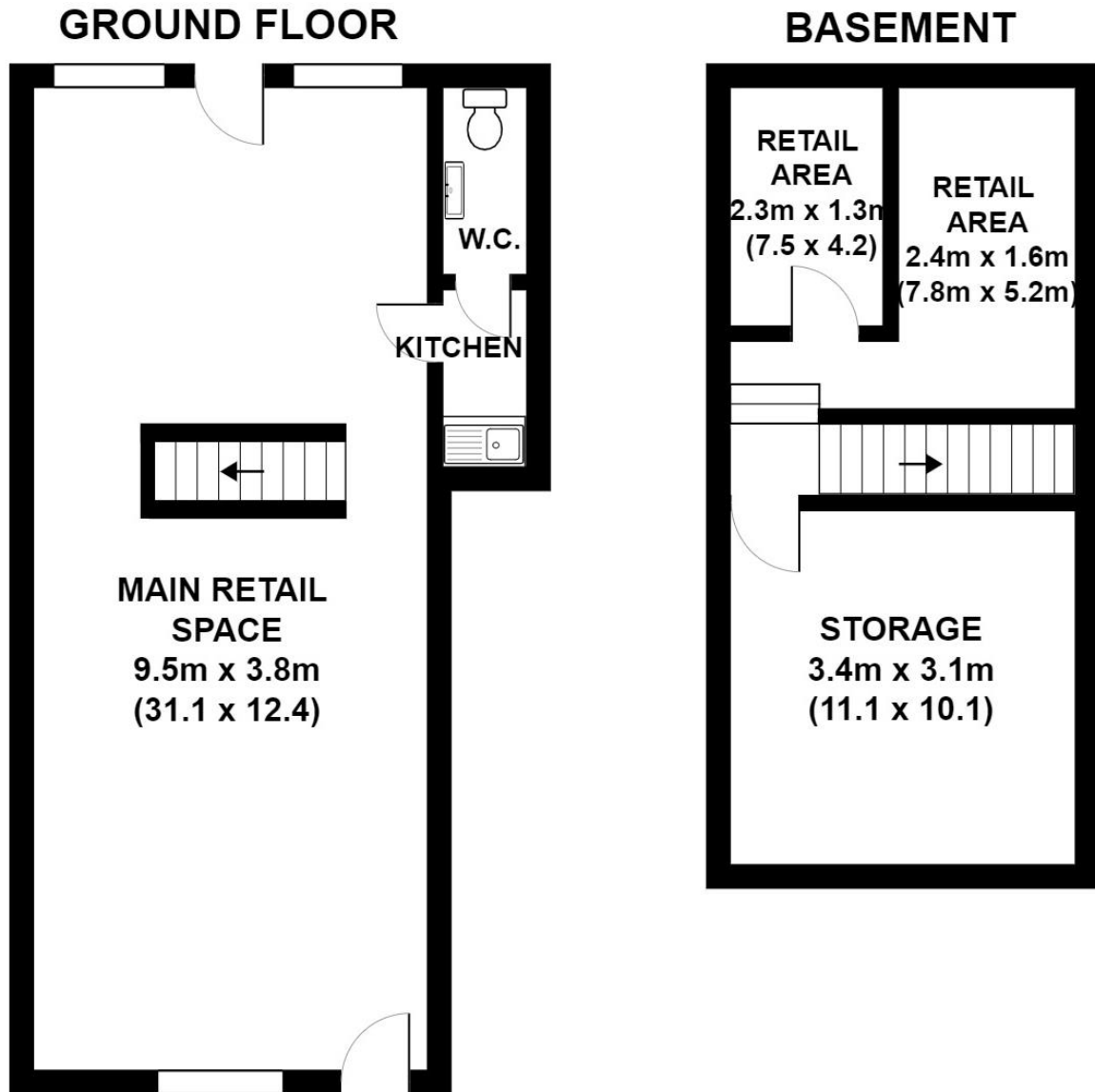
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TWO STOREY RETAIL PREMISES
(Approx 55.6 sq meters 599.3 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE