

**TO LET**



*Attractive two storey retail premises, with first floor workshop space.*

## **23 Burnley Road, Padiham, Burnley, BB12 8BY**

- ❁ Attractive stone-built retail premises in popular main road location
- ❁ Various independent retailers in the immediate vicinity
- ❁ Useful basement providing additional storage and WC facilities
- ❁ Great access to the M65 motorway
- ❁ Refurbished two-storey property having been occupied by a pottery shop in recent years
- ❁ New shop frontage with attractive stone work and mock sash windows on the upper floors
- ❁ Popular, busy town centre location in an area of significant regeneration

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located in a prominent position in the town of Padiham fronting Burnley Road. The building is positioned close to The Picture House and various independent businesses and is within a short drive of Shuttleworth Mead and Altham Business Park.

Padiham has a population of just over 10,000 residents and the site is located within a short drive of Junction 8 of the M65 motorway. Padiham has undergone significant regeneration in recent years.

## Description

Retail premises in a popular location, on the main road in Padiham, in an area of significant regeneration.

The property is of stone construction under a pitched stone roof and offers open plan retail accommodation on the ground floor, and two first floor rooms with ample storage or workshop space.

The property has undergone significant refurbishment works in recent years including new shop frontage and mock sash windows on the upper floors.

## Accommodation

The property has been measured on a net internal basis excluding corridors and stairwells and extends to the following approximate floor areas (please see attached floorplan for further details);

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Cellar - Including WC	3.2m x 2.6m 2.7m x 1.5m	133	12.36
Ground Floor	6.5m x 4.6m	321.8	29.9
First Floor	4.6m x 3.3m	321.8	29.9
Utility Room	2.8m x 1.7m	51.2	4.76
<b>GIA</b>		804.6	74.75

## 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 £595 per calendar month.

## Vat

Whiteacres have been advised that the rent price is not subject to VAT.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £2,275 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.

## Additional Costs

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution of £289.97 per annum towards the building insurance, as well as 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 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.

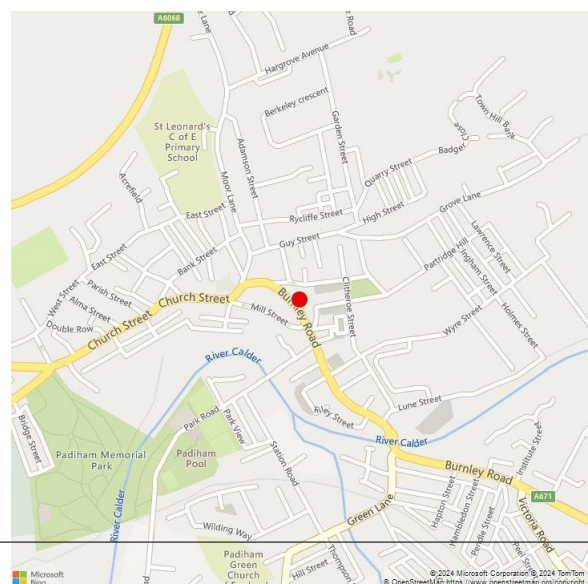
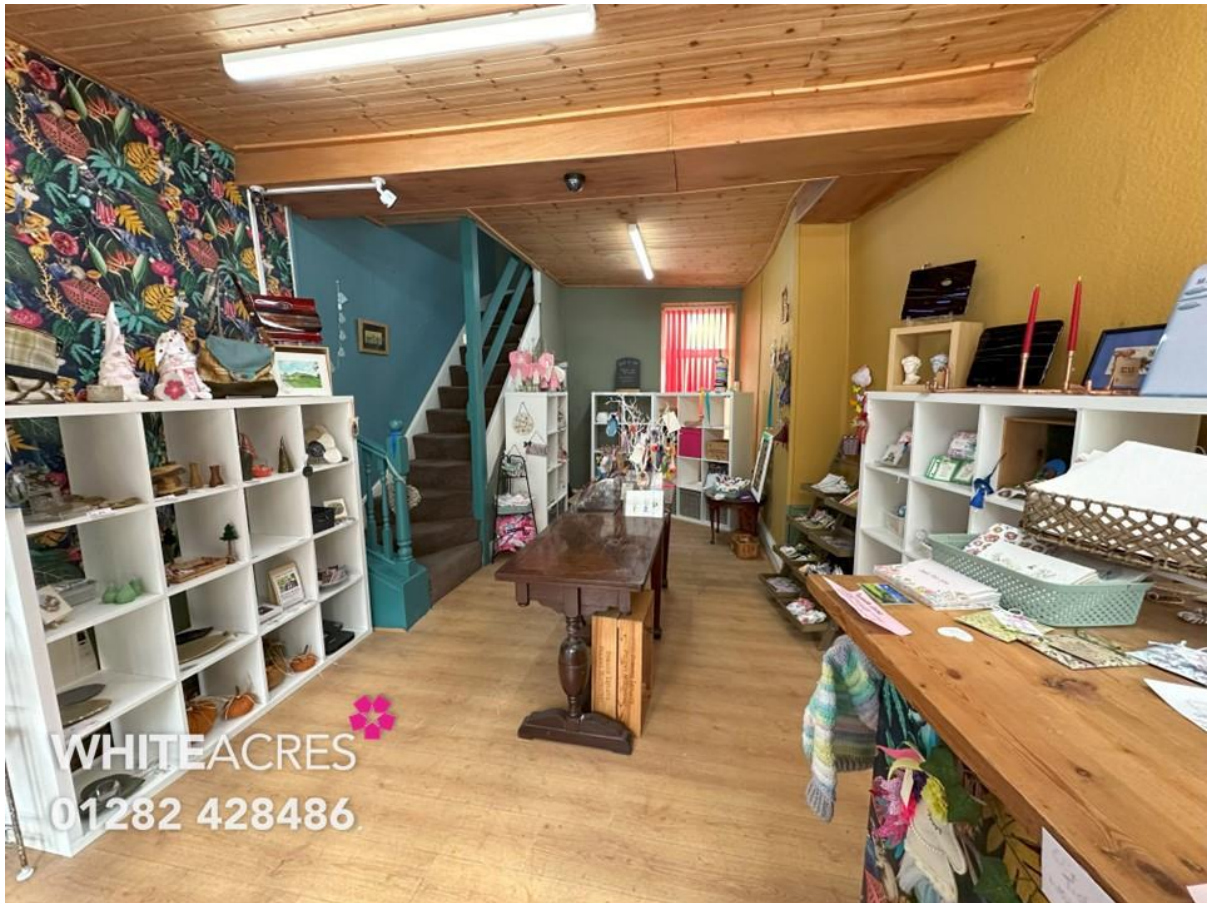
## Viewings

Please contact the agents:

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Isaac Warriner  
01282 428486  
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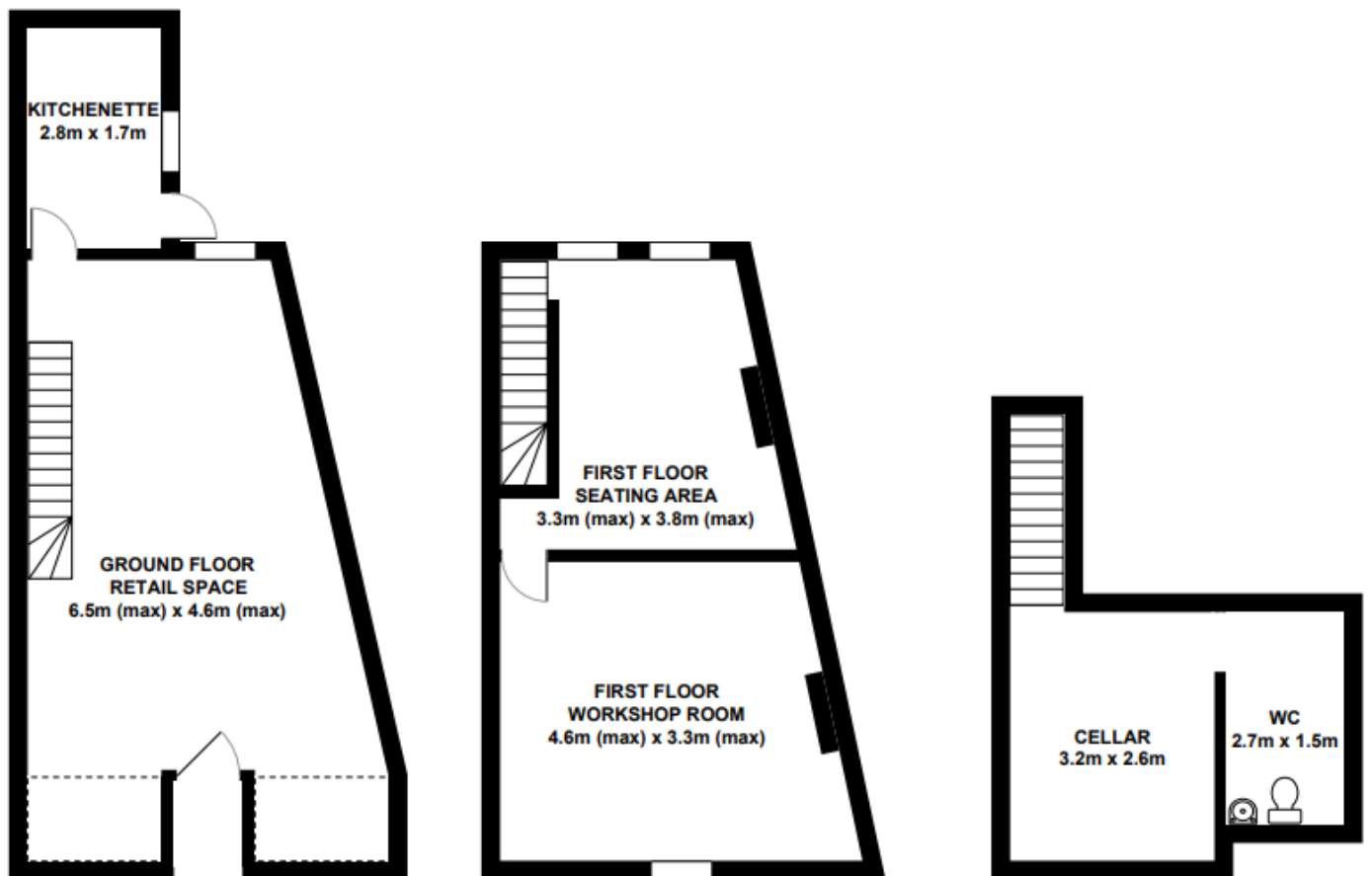


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**WHITEACRES**

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## TWO STOREY RETAIL SPACE WITH CELLAR STORAGE (Approx 74.75 sq meter, 804.6 sq ft)



FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE