



TO BE REFURBISHED GROUND FLOOR RETAIL / OFFICE PREMISES

TO LET

Ground Floor
Stephen House
Bethesda Street
Burnley
Lancashire
BB11 1PR

Size: 180.96 sq.m (1,948 sq.ft)

- **Town centre location, being adjacent to Marks and Spencer's.**
- **Close to substantial multi-storey car park.**
- **May suit office or retail use.**
- **Self contained.**

LOCATION

The accommodation is situated on the ground floor of Stephen House, the remainder of the upper floors are occupied as private apartments and offices. Bethesda Street is located just off St James Street, to the rear of Marks and Spencer's. It is within walking distance of all the facilities offered in the town centre and within an approximate five minute drive for access onto the M65 motorway network.

DESCRIPTION

The accommodation is all on ground floor level and has the benefit of a self contained entrance. The accommodation is predominantly open plan and has kitchen and WC facilities.

ACCOMMODATION

1,948 sq.ft (180.96 sq.m)

SERVICES

The property has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY

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

BUSINESS RATES

To be assessed.

RENT

On application.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

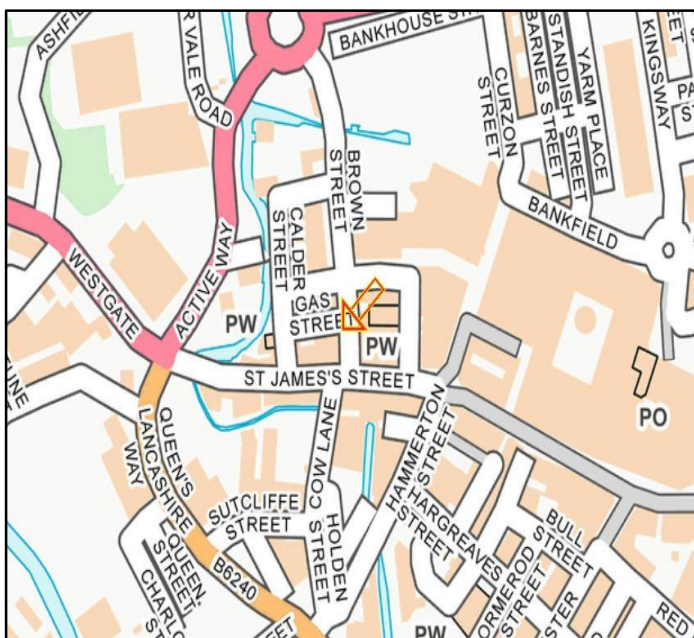
VIEWING

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Floor Plans

