



ENCLOSED YARD

TO LET

Elm Street / New Hall Street
Burnley
BB10 1PQ

Size: 0.34 Acre (approx.)

- **Conveniently located approximately 1 mile from Burnley Town Centre.**
- **Within approximately 10 minute drive of Junction 8 / 9 of the M65 motorway.**
- **Secluded secure site in commercial location.**
- **Majority hard standing.**

LOCATION

The site is situated on the corner of Elm Street and New Hall Street in a predominantly industrial area with other users including SACO and The Northbridge Business Centre.

DESCRIPTION

A flat piece of land on which the former building has been demolished leaving a hard standing and former car park with a grassed area to the Southern boundary. The site is enclosed with double gated access.

SERVICES

We are advised that all mains services are available into the site.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services are of adequate capacity and suitable for their purpose.

PLANNING

Interested parties should confirm that their intended use has the appropriate planning consent and all enquiries should be directed to Burnley Borough Councils Planning Department on 01282 425011.

RENT

£25,000 p.a payable quarterly in advance.

Special note: The rent will be payable quarterly in advance and there will be a 3 month Bond require.

TERMS

The site is available for a minimum of 12 months and maximum of 2 years.

LEGAL COSTS

The Landlords are looking for a contribution towards the Landlords legal costs.

VAT

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

VIEWING – By appointment .

Petty Chartered Surveyors
Suite 3, Empire Business Centre, Empire Way,
off Liverpool Road, Burnley BB12 6HH.

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk



