



Prominent Refurbished Retail Unit

FOR SALE / TO LET

**117 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1PP**

1,576 Sq Ft (146.41 Sq M)

- Prime town centre location adjacent to Marks and Spencer's and close to Charter Walk Shopping Centre.
- Recently refurbished with new suspended ceilings to the ground floor and LED lighting throughout.
- Attractive stone built property with return frontage onto St James Street with modern aluminum shop front.
- Three storey property with spacious, open plan sales area to the ground floor and an additional office and storage to the upper floors.

Location

The property occupies a prominent corner position facing St James Street, adjacent to Marks and Spencer's, Charter Walk Shopping Centre and within a short distance from the new Pioneer Place Cinema and Leisure development. Located in the heart of Burnley town centre, there are a number of established businesses in close proximity including, Next, Pandora, Primark, Nando's, various banks and independent retailers.

Description

An attractive stone built property occupying a prominent corner position at the junction of St James Street and Bethesda Street.

The accommodation is arranged over three floors, comprising an open plan sales area to the ground floor, an office and store room to the first floor and an additional store room and WC to the second floor.

The property has undergone recent refurbishment, including a new suspended ceiling to the ground floor and new LED lighting throughout.

Ideal for retail or office use, the property may also suit hair and beauty, aesthetics or cafe uses.

Accommodation

Ground floor

Gross frontage 5.99 sq.m 19' 6"

Internal width 5.63 m 18' 4"

Shop depth 10.64 m 34' 8"

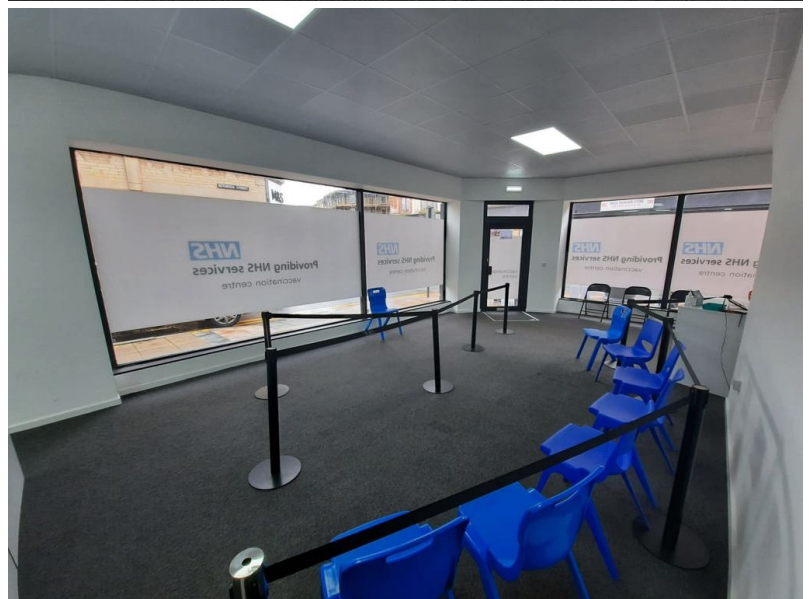
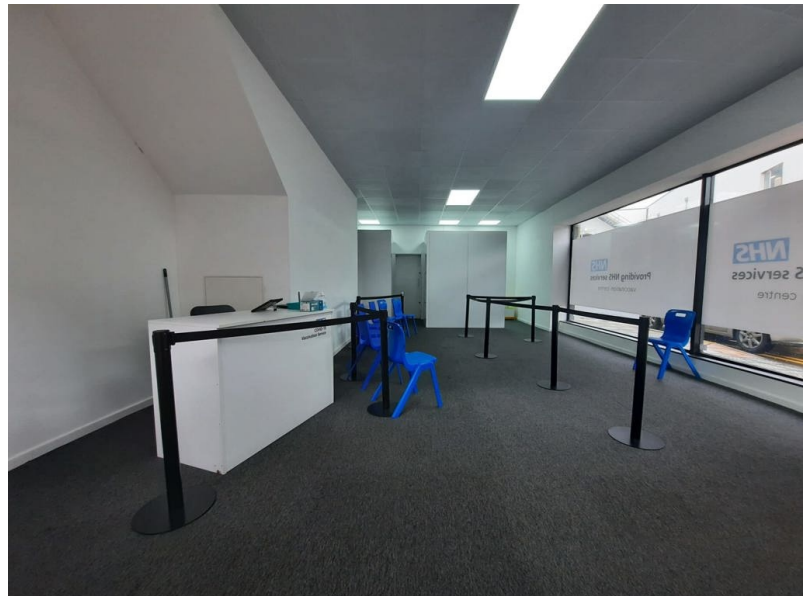
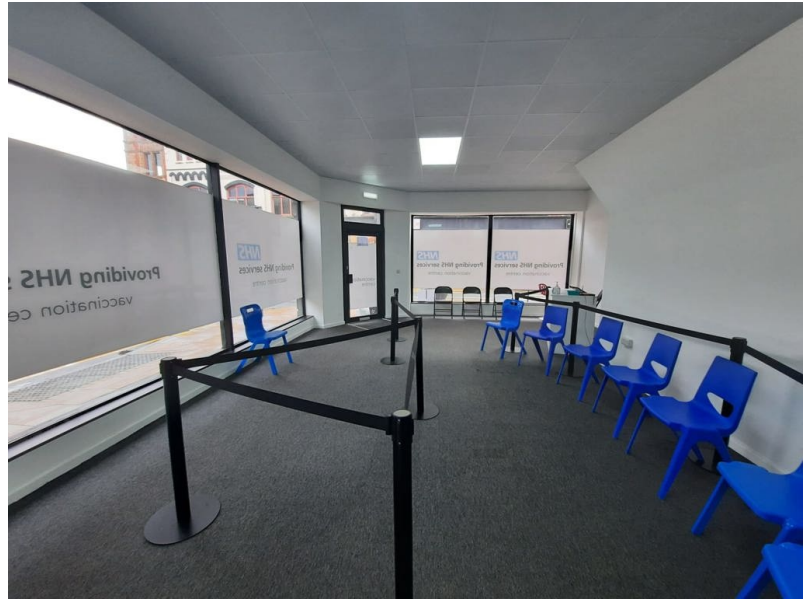
Net internal 56.34 sq.m 606 sq.ft

First floor net internal

Offices 26.5 sq.m 285 sq.ft

Second floor net internal

Stores 59.5 sq.m 640 sq.ft



Planning

It is the prospective Purchaser / Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Price / Rent

To Rent : £15,000 per annum plus VAT.
For Sale : Price on Application

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,250 per annum (2023/24). The ingoing Tenant is likely to benefit from Small Business Rates Relief and interested parties should contact Burnley Borough Council to confirm the details on 01282 425011.

Services

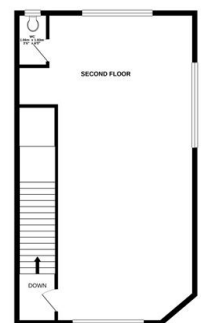
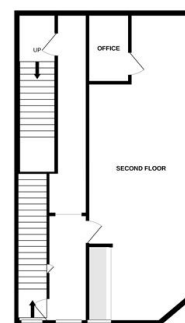
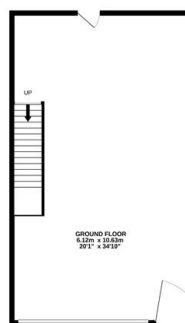
The property has the benefit of mains electricity and water.

Services Responsibility

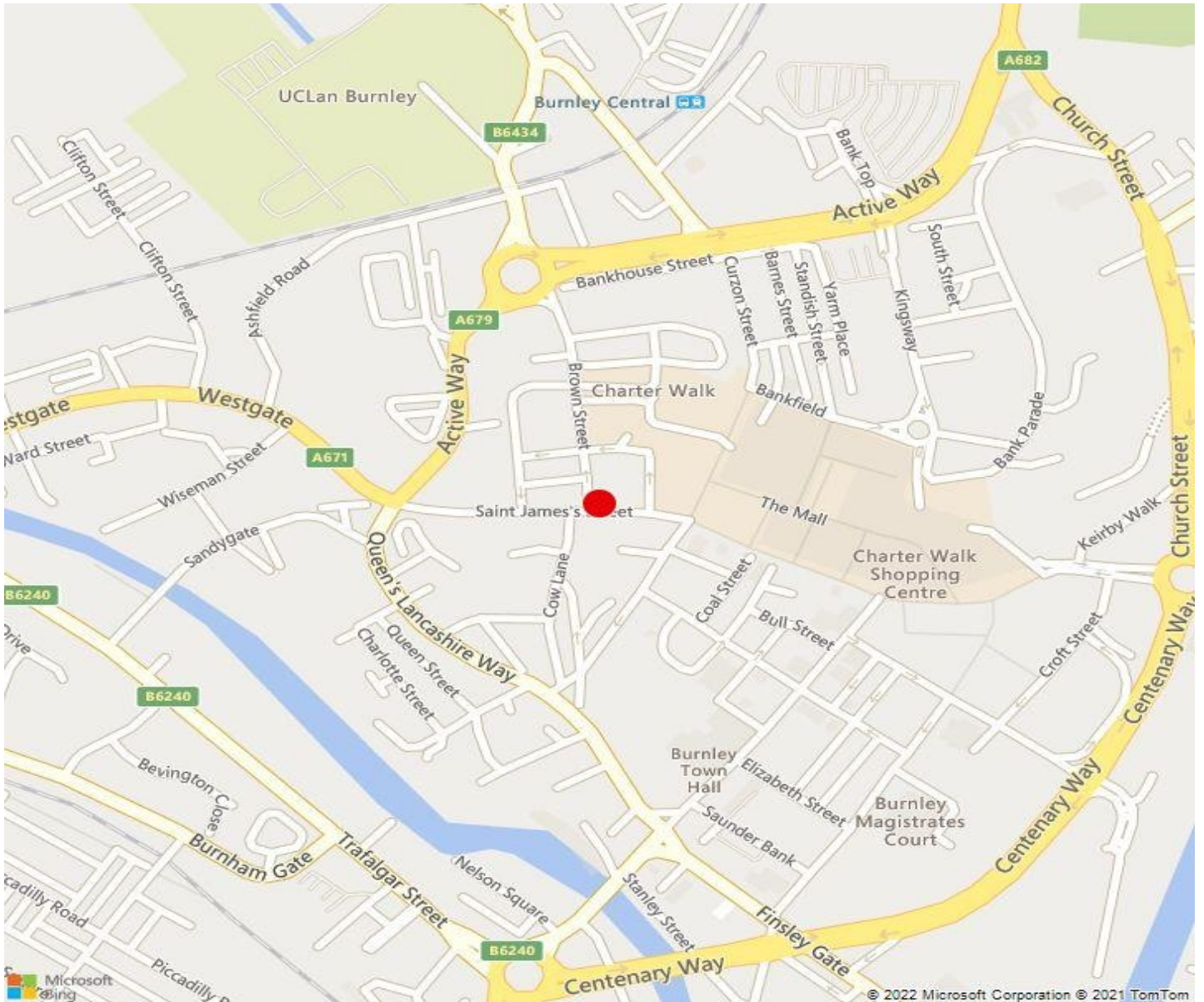
It is the prospective purchaser / tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a Full repairing and Insuring lease for a term to be agreed.



TOTAL FLOOR AREA - 193.3 sq.m. (2081 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, services, systems and fixtures should be made and approved and the responsibility is placed on the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
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Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

