



## Town Centre Office / Retail Premises

### TO LET

**20 THOMAS STREET  
BURNLEY  
LANCASHIRE  
BB11 2BG**

**665 Sq Ft (61.78 Sq M)**

- Office / retail premises in the centre of Burnley.
- Roadside parking available.
- Surrounding occupants include a mix of residential and professional occupants.
- Air conditioned.
- Free Business Rates for eligible Tenants.

### Location

The property occupies a prominent position on the corner of Thomas Street close to the junction with Grimshaw Street and opposite the local library and Burnley Borough Council offices.

### Description

The property is constructed of stone under a pitched slate roof. The accommodation is arranged on the ground and first floors.

Internally the ground floor offers open plan accommodation with a separate reception. To the first floor there is an open plan office, male and female toilet facilities and a storage room.

The property has the benefit of gas fired central heating, air conditioning and a suspended ceiling to the first floor.

### Accommodation

Ground floor

Reception

General office 30.94 sq.m (332 sq.ft)

First Floor

Office

Store room

WC 30.94 sq.m (333sq.ft)



### **Planning**

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority

### **Rent**

£ 8,000 (eight thousand pounds) per annum

### **Business Rates**

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £3,000 per annum (2021/22).

### **Services**

The property has the benefit of all mains services including gas fired central heating.

### **Services Responsibility**

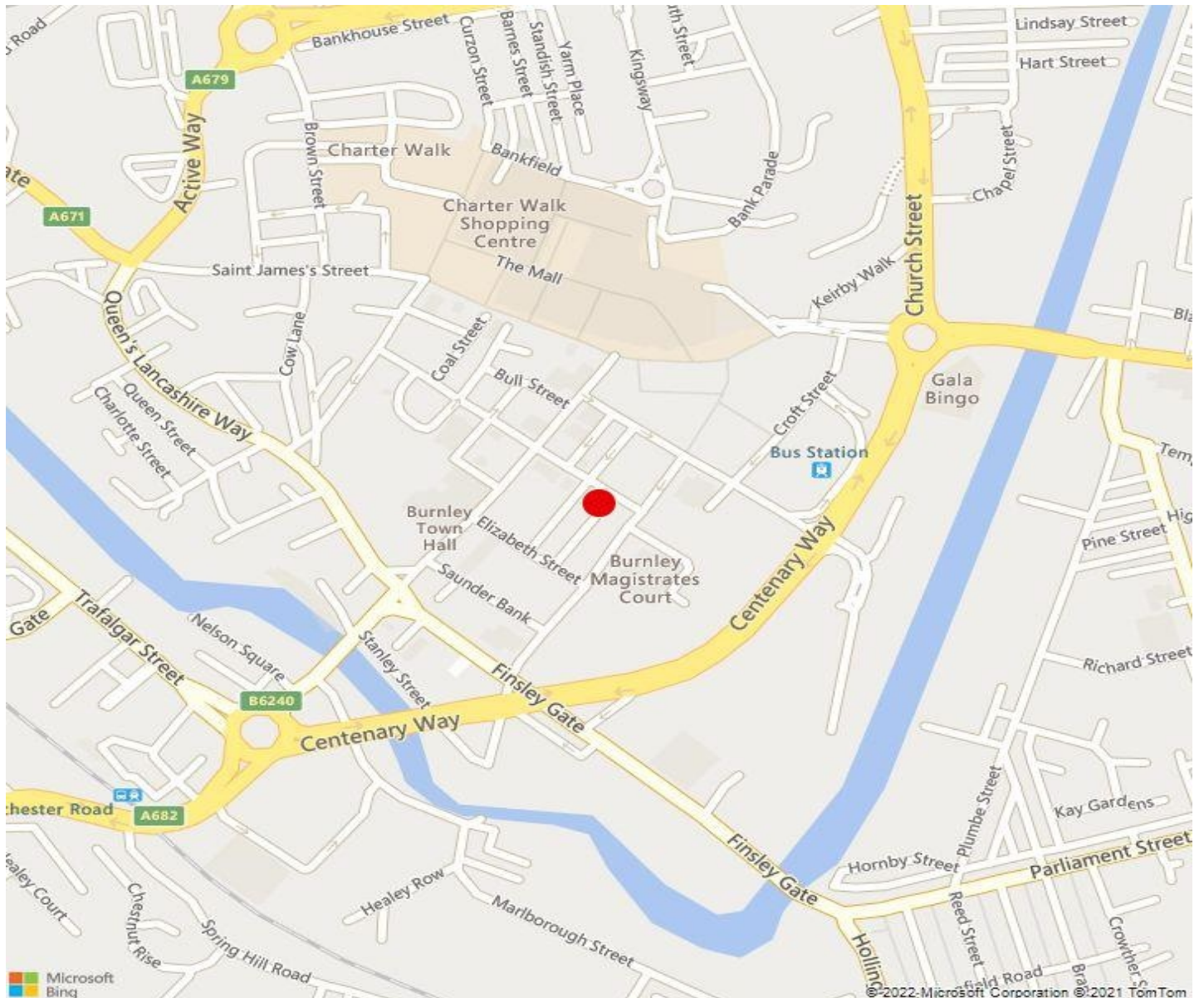
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### **Tenure**

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

### **Terms**

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



## 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.

