



## Retail Premises in Popular Pedestrianised Location

### TO LET

**4 BOOT WAY  
BURNLEY  
LANCASHIRE  
BB11 2EE**

**477.6 Sq Ft (44.37 Sq M)**

- Ground floor retail premises recently trading as a sweet and sandwich shop.
- Close to Burnley Bus Station.
- Popular pedestrianised location within a short walk from Charter Walk Shopping Centre and the new Pioneer Place cinema development.
- Refurbished and modernised recently.
- Free business rates for eligible Tenants and no VAT payable.

### Location

The property is situated in a prime trading position in the heart of Burnley town centre. Located on Boot Way, which is directly opposite to Burnley Bus Station, the property is within a short walk from Charter Walk Shopping Centre and Pioneer Place, a newly developed cinema complex with occupiers including Starbucks and Nandos.

Other occupiers in the vicinity include The British Heart Foundation and Farmfoods.

### Description

The property comprises a ground floor retail unit which has been most recently occupied as a sweet shop and formerly, as a sandwich shop / cafe.

The accommodation is predominantly open plan, comprising a front sales area and a rear kitchen, store room and WC. Available for immediate occupation, the property is ideally suited to retail, cafe, or hair and beauty uses.

### Accommodation

Sales Area 22.2 sq.m (239.3 sq.ft)

Store room / Kitchen

22.1 sq.m (238.3 sq.ft)

GIA 44.3 sq.m (477.6 sq.ft)



### Planning

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

### Rent

£6,000 per annum (Six thousand pounds)

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of ££3,950 per annum (2024/25). The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm.

### Services

The property has the benefit of mains electricity and water.

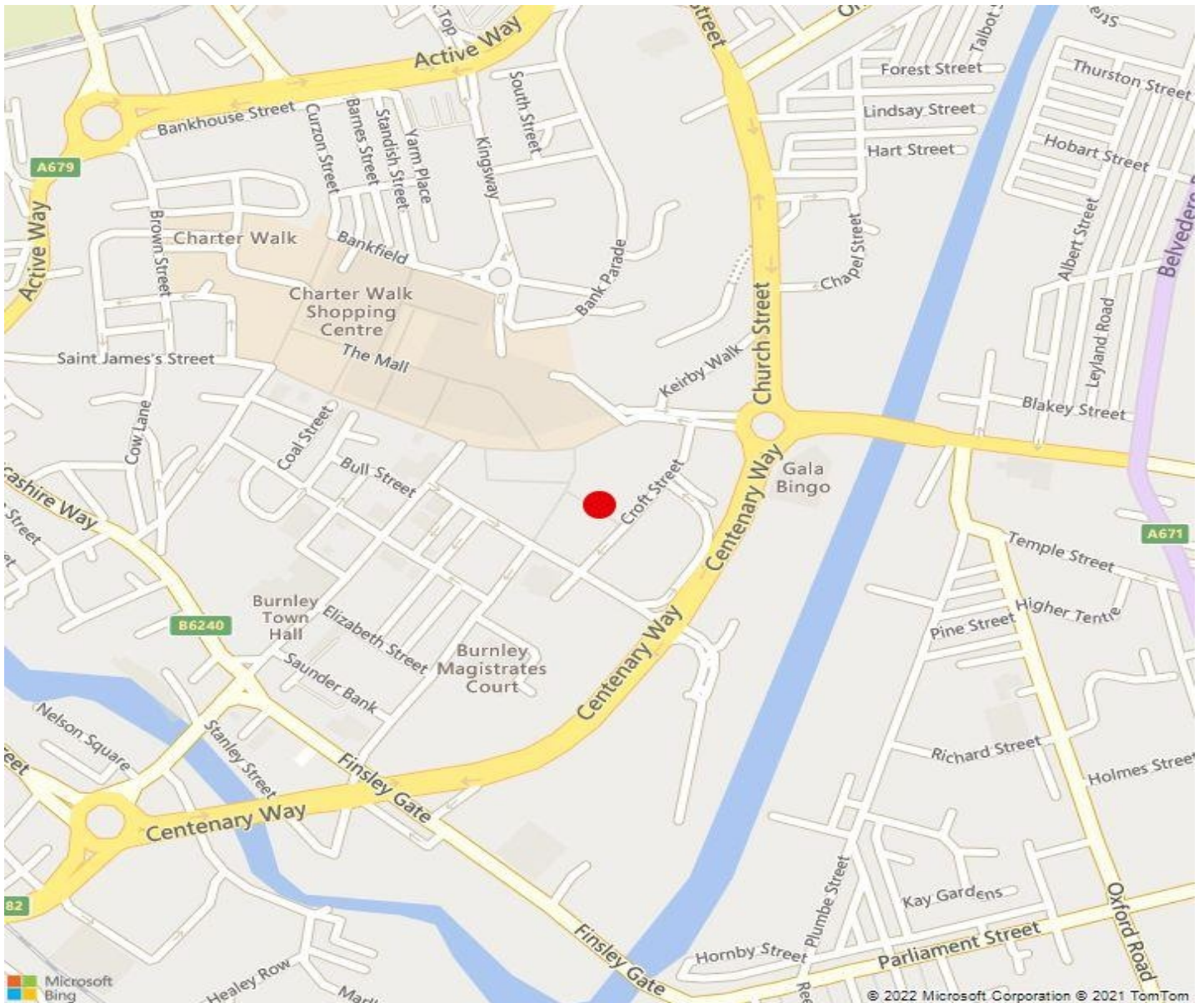
### Services Responsibility

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.

### 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 to be 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.

