



## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 12, 4 Howe Walk Charter Walk Shopping Centre, Burnley



**Rent: On application**

**Area**

876 Sq ft / 81 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Charter Walk is Burnley's principal shopping destination anchored by Boots, New Look, River Island and Superdrug.

The subject premises are situated on Howe Walk with neighbouring occupiers including JD Sports, Natwest and Card Factory.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	876	81.4
First Floor Ancillary	1211	112.5

**Rent:**

Upon Application.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £26,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2020 stands at approximately £8,494.67 per annum.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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