



SHOPPING CENTRE PROPERTY / CLASS A1

5-9 Chancery Walk Charter Walk Shopping Centre, Burnley



Rent: On application

Ground Floor Area

902 Sq ft / 84 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 Chancery Walk in close proximity to The Mall.

Demise:	Sq Ft	Sq M
Ground Floor	902	83.80
First Floor	415	38.55
Basement	940	87.33

Rent:

Upon application.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £18,750.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2022 stands at approximately £10,658.

EPC:

Energy Performance Asset Rating - D

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 2022

Subject to Contract

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