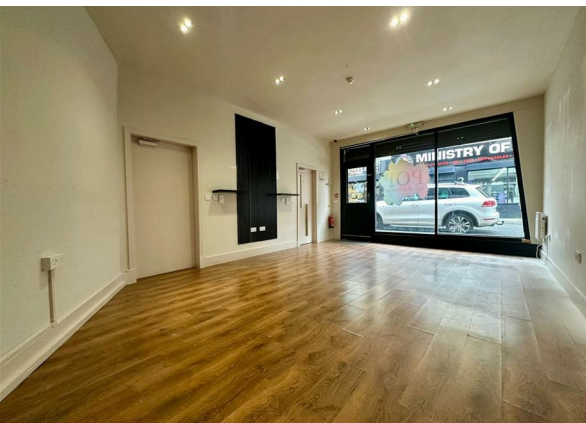
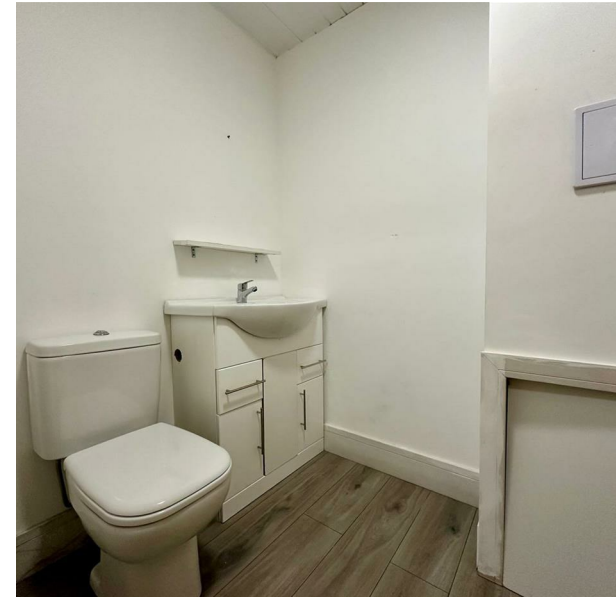


6 Brown Street, Burnley, BB11 1PJ
£450 Per month
Council Tax Band:



An excellent opportunity for beauty or nail professionals! Located in the heart of Burnley, this spacious and well-maintained unit is ideal for a beauty salon, nail parlour, or similar ventures. Situated in a bustling commercial area with high foot traffic, the unit offers:

Prime Location: Central Burnley, close to popular shops, cafes, and transport links, ensuring excellent visibility and easy accessibility for customers.

Private Treatment Rooms: Includes separate spaces for private treatments or consultation areas, ensuring customer privacy and comfort.

Modern Fixtures: Neutral decor, polished flooring, and ample lighting, making it ready for immediate use.

Large Shop Front: Wide glass frontage for maximum exposure, ideal for attracting walk-in customers and promoting your services.

Utility Facilities: Fitted with a toilet, and storage areas for convenience.

This unit offers the perfect opportunity to establish or expand your beauty business in a thriving part of Burnley. Don't miss out—schedule a viewing today!



Farrar & Forbes

ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	