

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



**68 – 70 ST. JAMES STREET  
BURNLEY  
BB11 1NH**

- Income producing town centre shop premises opposite Charter Walk Shopping Centre
- Other occupiers in the vicinity include, Costa, Barclays & Nat West
- Air conditioned sales area
- Rear parking space
- Over 7% Yield

## LOCATION

Situated on St. James Street the main pedestrian shopping thoroughfare in Burnley town centre. The property is at the junction of St. James Street and St. James Row.

St. James Street consists of many independent and national retailers together with numerous financial business occupiers.

Opposite the property is the Charter Walk Shopping Centre.

## DESCRIPTION

End terraced two storey property which has been extended at ground floor level to the rear.

The front elevation is fully glazed with protective roller shutters to the retail frontage.

Internally open plan sales accommodation with rear stairs to the first floor which provides storage and staff facilities.

The ground floor retail sales area benefits from air conditioning.

## ACCOMMODATION

<u>Ground Floor</u>		
Shop Width	5.86M	19'3"
Shop Depth	13.99M	45'11"
Sales Area	78.11 sq.m.	841 sq.ft.
<u>First Floor</u>		
Stores & Kitchen	50.42 sq.m.	543 sq.ft.

## EXTERNALLY

Small rear loading / parking are accessed from St. James Row.

## SERVICES

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

## PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The Valuation Office confirm a current rateable value of £24,250.

## PRICE

**£174,999**

## LEASE TERMS

Leased from 16<sup>th</sup> September 2019 on a full repairing insuring basis for a term of 5 years with a tenant's option to break at the end of the third year. Rental £14,000 p.a. with a discounted year one rental at £10,000 p.a.

## VAT

VAT will not be charged on the sale price.

## TENURE

Freehold.

## ENERGY PERFORMANCE CERTIFICATE

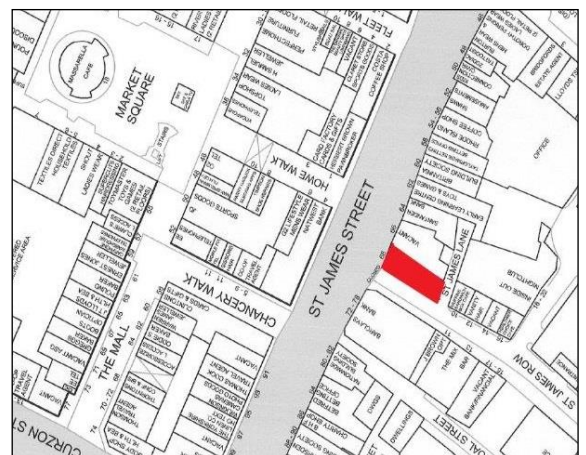
An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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