

# PROPERTY PARTICULARS

## RETAIL PREMISES

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**TO LET**



**4 GRIMSHAW STREET  
BURNLEY  
LANCASHIRE  
BB11 2AZ**

- PROMINENT TOWN CENTRE PROPERTY
- WOULD SUIT OFFICE / RETAIL / HAIRDRESSER / BEAUTY
- CONVENIENT LOCATION
- 43.94 SQ.M. (473 SQ.FT.) PLUS USEFUL BASEMENT

## LOCATION

Situated on Grimshaw Street at the heart of the professional area within Burnley town centre. The property is located at the junction of Grimshaw Street and Dugdale Street. Within the vicinity are many professional occupiers including Accountants, Solicitors and Banks. The retail centre of Burnley is within walking distance.

There is a main town centre car park within walking distance at the end of Grimshaw Street adjacent to the Library and Police Station.

## DESCRIPTION

Ground floor office/ retail unit within an end terraced stone built property. Access to the property is from Grimshaw Street.

Internally the ground floor provides open plan sales/ office accommodation. There is also a useful basement area which provides male and female w.c.'s and useful storage area.

## ACCOMMODATION

Ground Floor	43.94 sq.m.	473 sq.ft.
Basement Area	22.48 sq.m.	242 sq.ft.

## SERVICES

All mains services are available with the exception of gas. The property is heated via a wall mounted electric heaters. Electricity is invoiced via a landlord's supply.

## SERVICES RESPONSIBILITY

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

## RATING

The property has a current rateable of £7,300 we are verbally informed by the Local Authority.

## PLANNING

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

We are informed by the Local Authority that the property is a Grade II Listed Building.

## RENTAL

£7,800 per annum.

The rental will be payable quarterly in advance.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

All rental is quoted exclusive of VAT which if applicable will be charged at the current prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT  
OUR REF MJC LMH 2302.

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