

PROPERTY PARTICULARS

RETAIL

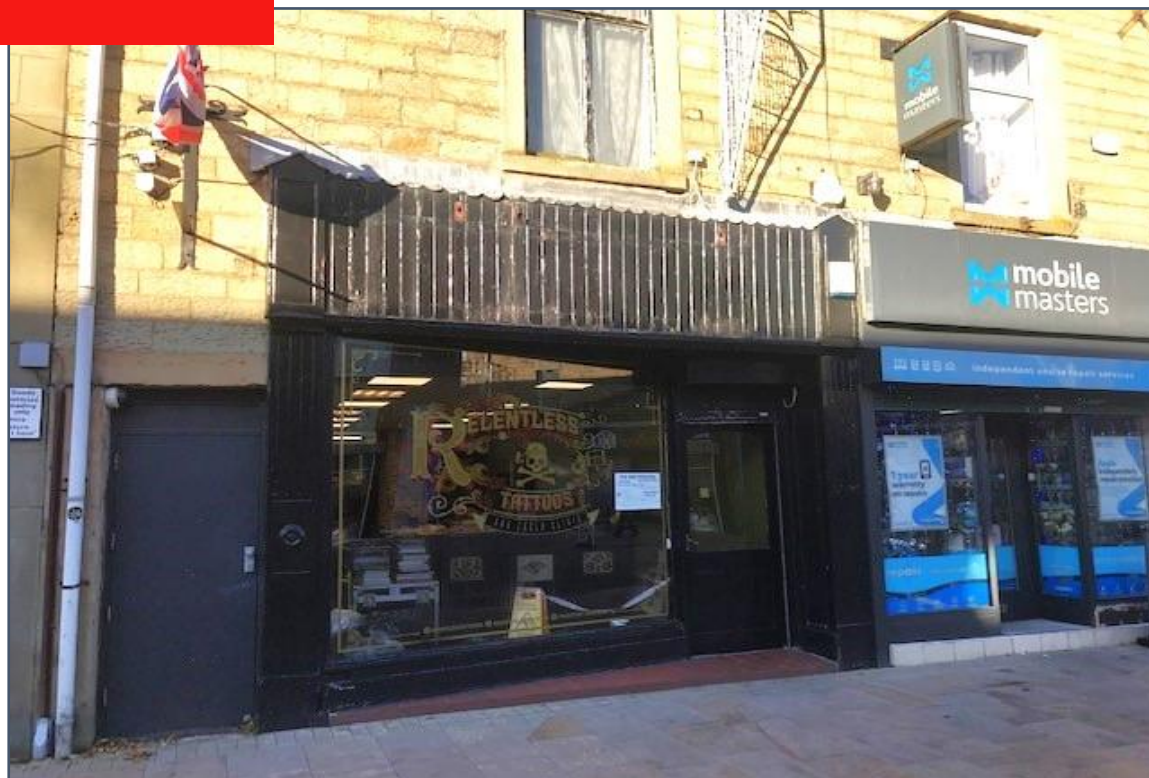
TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



**7 PARKER LANE
BURNLEY
BB11 2BY**

- Prominent Town Centre Position
- Next to Burnley Borough Council Public Contact Reception
- Opposite William Hill and Ladbrokes
- Close to Main Pedestrian Thoroughfare from the Bus Station to the Shopping Centre

LOCATION

Parker Lane with its retail shops leads to St James's Street and the Charter Walk Shopping Centre.

DESCRIPTION

The ground floor of a three-storey stone built end terrace property. Open plan sales with small storage and kitchen with single WC to the rear. Suspended ceiling, timber and tiled floor. Attractive timber frontage with large display window.

There is basement storage with head height 6 ft. 5 in.

ACCOMMODATION

| | | |
|------------------|--------------|-------------|
| Sales | 37.82 sq. m. | 407 sq. ft. |
| Rear storage | 3.40 sq. m. | 37 sq. ft. |
| Kitchen | 3.17 sq. m. | 34 sq. ft. |
| Plus single WC | | |
| Basement storage | 28.16 sq. m. | 303 sq. ft. |

SERVICES

All mains services are connected to the property. It is the ingoing 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 Rateable Value for the premises is £6,900. This falls within the Small Business Rating Relief threshold for 100% discount on rates payable. Contact Burnley Borough Council 01282 425011 to confirm eligibility.

TENURE

Leasehold on an effective full repairing and insuring basis.

RENTAL

£8,500 per annum

VAT

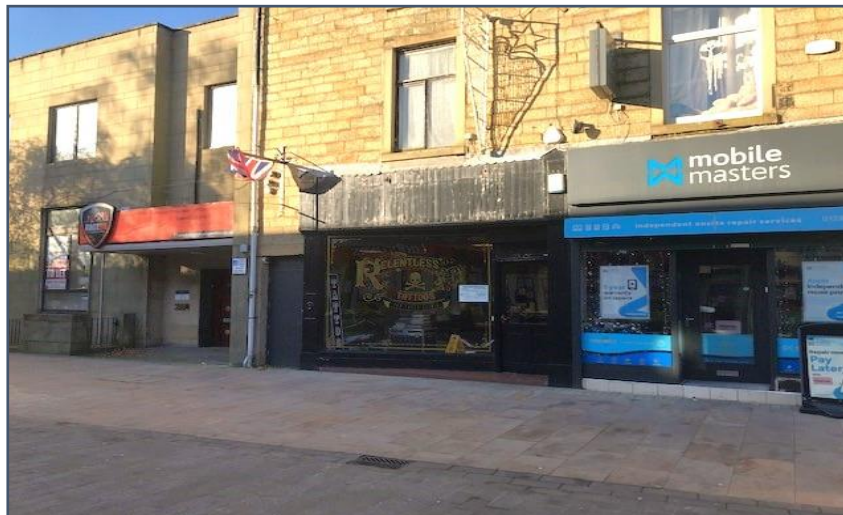
VAT is not charged upon the rental.

BUILDINGS INSURANCE

The tenant reimburses the landlord for the cost of buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

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



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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