

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

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

**TO LET**



**1 – 3 BROWNSIDE ROAD  
BURNLEY  
BB10 3JU**

- Prominent Retail / Office Premises
- Off Street Parking
- Adjacent to Spar Store
- Neighbourhood Shopping Area

## LOCATION

Situated on Brownside Road at its junction with Brunshaw Road which links the Pike Hill and Worsthorne areas of Burnley with Burnley town centre.

The property is adjacent to a well established Spar Store in a busy neighbourhood shopping location where occupiers in the vicinity also include the Post Office and Oddies.

## DESCRIPTION

Single storey shop / office premises providing open plan sales accommodation with modern shop front.

Internally the building has rear ladies and gents w.c's and staff kitchen area. The property is currently used as a hair and beauty salon but would suit a variety of uses.

## ACCOMMODATION

Sales Area	113.1 sq.m.	1,217 sq.ft.
Rear Kitchen	6.5 sq.m.	70 sq.ft.
Male & Female w.c.'s		

All areas quoted are net internal.

## EXTERNALLY

The property is on a site with the adjacent Spar which offers parking to the front of the property. There is also extensive on street parking around the building.

## SERVICES

All mains services are available. The property is heated via a gas fired hot water central heating system. It is the incoming tenant'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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## USE RESTRICTIONS

The property will not be permitted to be let to any use which conflicts with the adjacent Spar Store. Details upon request.

## RATING

The property has a current rateable value of £10,500 we are verbally informed by the Local Authority.

## RENTAL

**£11,000 per annum.**

**The rental will be payable quarterly in advance and is quoted exclusive of VAT.**

## LEASE TERMS

The property is available by way of an internal repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals. The tenant will be responsible for maintenance of the shop front.

## VAT

VAT is applicable.

## 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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