

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

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

TO LET



5 – 7 HALL STREET BURNLEY BB11 1QJ

- Town centre retail unit
- Located in the heart of Burnley town centre
- Well established retail parade
- New lease – Flexible terms
- 46.72 sq.m. to 100.89 sq.m. (503 sq.ft. to 1,086 sq.ft.)

LOCATION

Hall Street adjoins Keirby Walk and is a popular shopping parade located in the heart of Burnley town centre. Keirby Walk in turn leads to St. James Street and the prime retail core of Burnley which is home to a number of national and independent retailers.

The property lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

DESCRIPTION

The property comprises a ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation comprises two units which have been combined and can be offered either as a double unit or two separate units. Both units benefit from w.c.'s and staff area to the rear with open plan sales accommodation to the front.

ACCOMMODATION

No. 5	46.72 sq.m.	503 sq.ft.
No. 7	54.16 sq.m.	583 sq.ft.
Total Area	100.89 sq.m.	1,086 sq.ft.

SERVICES

All mains services are available with the exception of gas. 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.

PLANNING

The units have A1 planning use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £13,500.

Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions. Tel No. 01282 425011.

RENTAL

No. 5	£7,000 p.a. exclusive
No. 7	£7,500 p.a. exclusive
Nos 5 & 7	£14,000 p.a. exclusive

VAT

VAT is charged upon the rent and service charge.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A service charge is levied on all tenants within the parade for maintenance and management of communal facilities and external repairs.

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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