

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

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

TO LET



**18 KEIRBY WALK
BURNLEY
BB11 2DE**

- Located in the heart of Burnley town centre retail
- Suitable for various uses (STP)
- No rates to pay under Small Business Rating Relief Scheme
- 63.92 sq.m. (688 sq.ft.)

LOCATION

Keirby Walk is an established retail parade on the peripheral of the pedestrianised main retail area of St. James Street.

DESCRIPTION

A ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation is divided to form a frontal sales area with rear staff / storage / former kitchen.

To the rear of the property is the landlord's car park offering permitted contracts.

ACCOMMODATION

Ground Floor Sales	63.92 sq.m.	688 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

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

RATING

The Valuation Office confirm a rateable value of £5,700 which would grant sole occupiers full rates relief under the Small Business Rates Relief Scheme. Contact Burnley Borough Council 01282 425011 to confirm details.

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 at a commencing rental of **£10,000 per annum plus VAT.**

VAT

VAT is charged upon the rental and the service charge.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

The property benefits from a Grade B EPC.

An Energy Performance Certificate is available upon request.

LEGAL COSTS

The ingoing tenant to make a contribution of £300 plus VAT towards the landlord's costs for the preparation of the lease.

VIEWING

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT, AND PETE BRADBURY/TOM FULLER AT CARTER TOWLER 0113 245 1447



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007
www.tdawson.co.uk