

# PROPERTY PARTICULARS RESTAURANT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
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**TO LET**



## Millbank House 9 Bank Parade Burnley BB11 1UH

- Open plan restaurant
- Reception and bar
- Large kitchen
- Long established restaurant use

## LOCATION

Within the town centre next to the Charter Walk Shopping Centre car park and opposite the Bridge Public House.

## DESCRIPTION

The lower ground floor of a large three storey stone built property comprising reception bar and WC's, open plan dining area and a large equipped kitchen.

## ACCOMMODATION

Restaurant/bar	121.5 sq.m.	1,308 sq. ft.
Kitchen plus storage, male and female staff WC's	27.8 sq. m.	299 sq. ft.

## SERVICES

The property has the benefit of all mains services. It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

The premises has been occupied as a licensed restaurant for over 20 years.



## RATING

The Valuation Office confirm a Rateable Value of £9,300. A sole occupier would enjoy 100% discount on commercial rates through the Small Business Rate Relief Scheme contact Burnley Borough Council 01282 425011 to confirm.

## LEASE TERMS

By way of a new internal repairing and insuring lease for a term to be agreed.

## RENTAL

**£12,000 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

The Energy Performance Certificate confirms an Energy Rating of Grade C.

## LEGAL COSTS

Each party to be responsible for their own costs.

## 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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