

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

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

TO LET



**16 – 18 RED LION STREET
BURNLEY
BB11 2AE**

- Town centre retail unit
- Located in the heart of Burnley's retail core
- Adjacent to bus station
- Potential for many uses
- 179.67 sq.m. (1,934 sq.ft.)

LOCATION

The property is prominently located fronting Red Lion Street in the heart of Burnley's retail core. Red Lion Street adjoins Parker Lane which in turn leads onto St. James Street, the prime retail pitch in Burnley. The property also lies in close proximity to the Charter Walk Shopping Centre and Burnley's main bus station. A large pay and display car park is located across the road.

DESCRIPTION

The property comprises a two storey retail unit set within a prominent retail block fronting Red Lion Street, Parker Lane and Boot Way. Internally the accommodation is divided to form a ground floor sales area with kitchen and w.c. At first floor additional office/stores and staff w.c.'s.

ACCOMMODATION

The property provides the following net internal floor areas:

Ground Floor	122.63 sq..	1,320 sq.ft.
First Floor	57.04 sq.m.	614 sq.ft.

SERVICES

Mains electric and water. No 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 :

Offices & Premises Rateable Value £9,100

A sole occupier would benefit from 100% discount on rates payable under the Small Business Rates Relief Scheme (SBRR).

For details of the SBRR and further enquiries contact Commercial Rates Burnley Borough Council 01282 425011.



LEASE TERMS

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

RENTAL

£12,000 per annum.

Exclusive of rates, service charge, buildings insurance, VAT and all other outgoings.

VAT

VAT is charged on the rental.

SERVICE CHARGE

The landlord levies a quarterly service charge for the external maintenance and upkeep of the retail block.

ENERGY PERFORMANCE CERTIFICATE

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

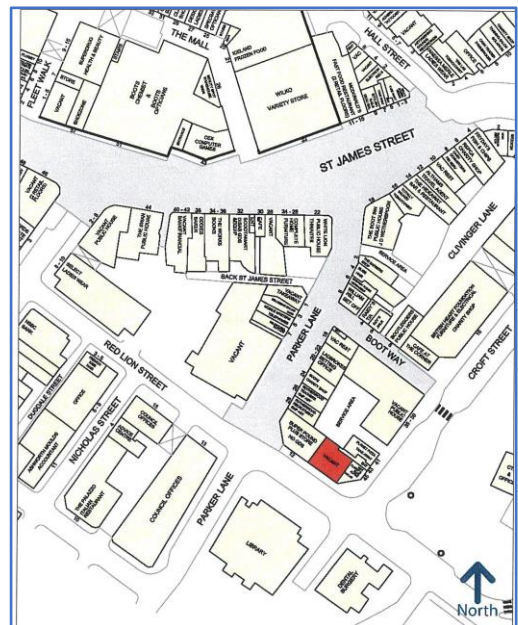
LEGAL COSTS

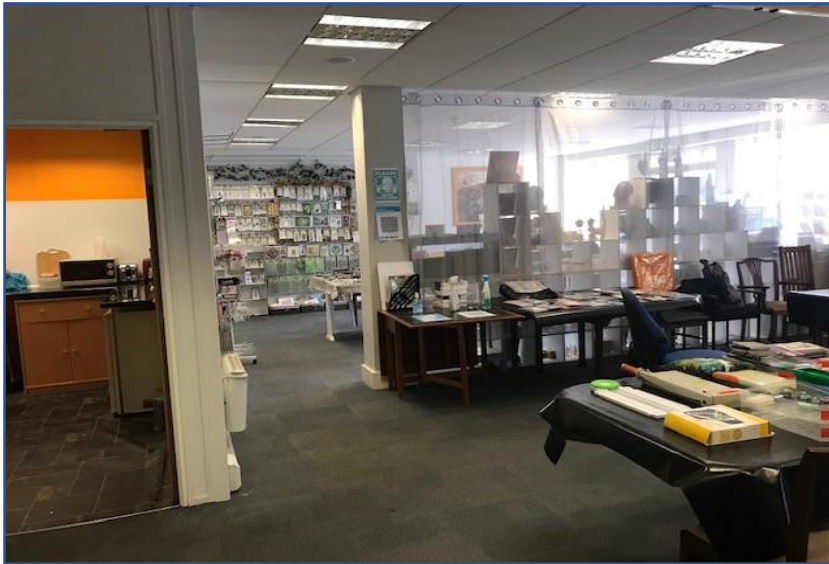
Each party to be responsible for their own legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR CARTER TOWLER 0113 245 1447.

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