



Prominent town centre retail premises

TO LET

**21 HAMMERTON STREET
BURNLEY
LANCASHIRE
BB11 1NA**

805.4 Sq Ft (74.82 Sq M)

- Former bar with open plan layout suitable for various business uses.
- Town centre location close to Marks and Spencer, Charter Walk Shopping Centre and the new Pioneer Place Cinema development.
- Full height glazed shop frontage offering excellent natural light and useful storage / office accommodation to the lower ground floor.
- 100% small business rates relief available for eligible Tenants.

Location

Situated on Hammerton Street close to its junction with Hargreaves Street, the property is well positioned close to Marks and Spencers, Charter Walking Shopping Centre and various independent retailers, bars and restaurants.

Close to all town centre amenities, Hammerton Street is located just off Queens Lancashire Way which provides good connections to the M65 at junctions 10 and 11.

Description

A two storey retail property occupying a prominent town centre location. Formerly occupied as a bar, the property comprises an open plan sales area to the ground floor with a WC and kitchenette to the rear and useful storage space to the basement.

Benefitting from suspended ceilings and a full height glazed shop front, the property may suit various uses including retail, bar or office uses subject to the appropriate planning consent.

Accommodation

Ground Floor

Sales 50.24 sq.m 540.78 sq.ft

Kitchenette 3.31 sq.m 35.62 sq.ft

WC 2.5 sq.m 26.91 sq.ft

Basement

Store / Office 18.78 sq.m 202.14 sq.ft

GIA 74.83 sq.m 805.45 sq.ft



Planning

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

Rent

£650 pcm

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £8,000 per annum (2024/25). The ingoing Tenant is likely to benefit from 100% small business rates relief and should contact Burnley Borough Council direct to confirm on 01282 425011.

Services

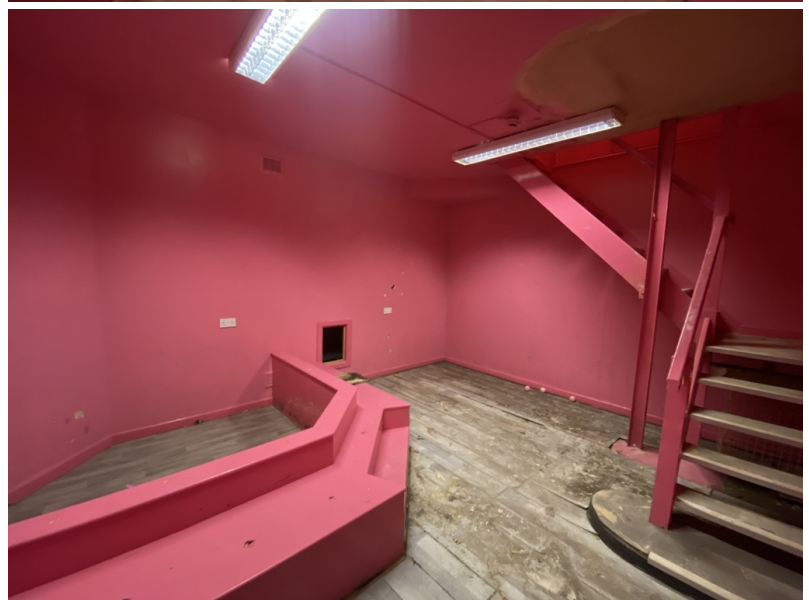
The property has the benefit of mains electricity and water.

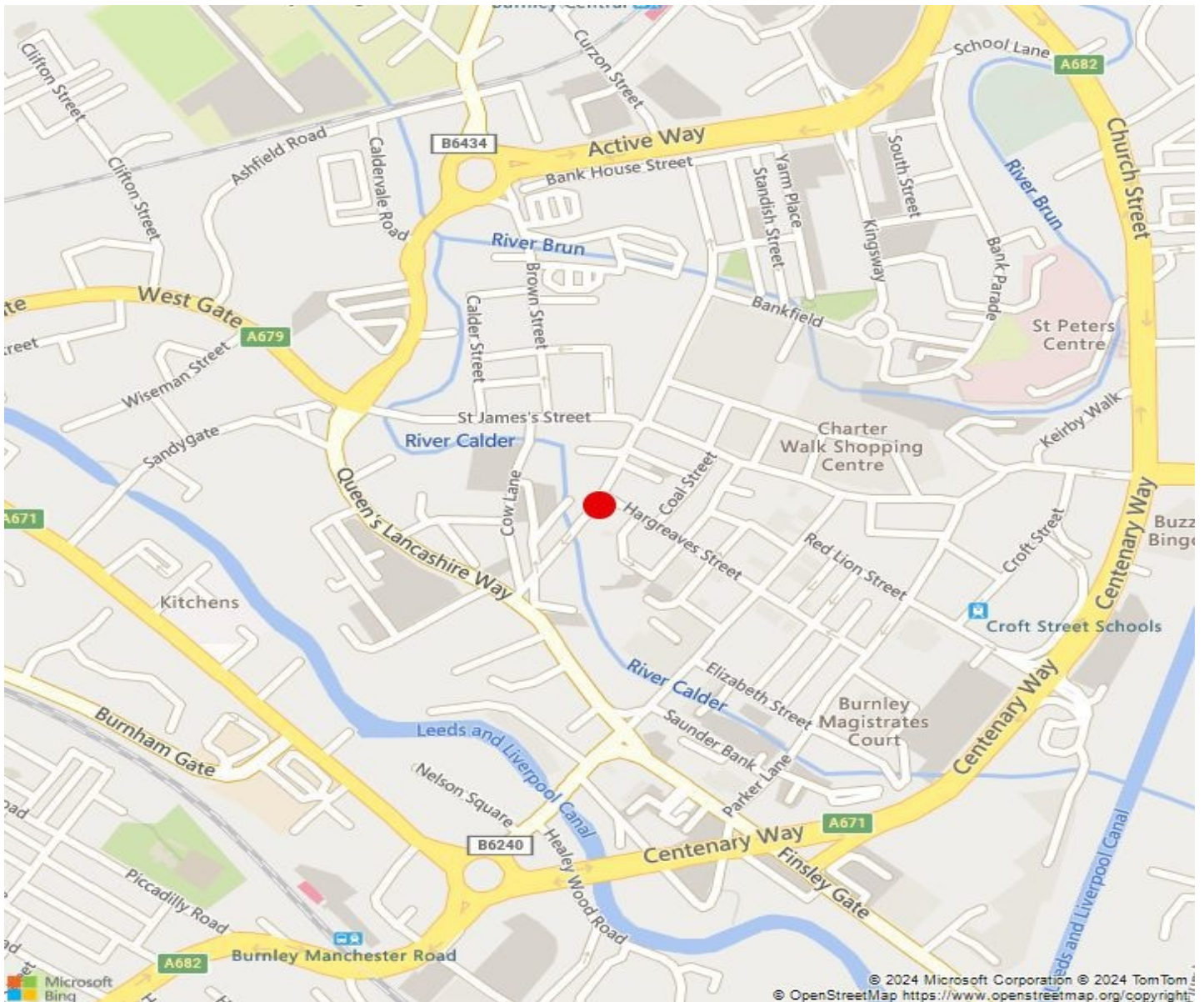
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

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





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

