



**TO LET**

## TOWN CENTRE RETAIL UNIT

503 - 1,086 Sq Ft (46.73 - 100.89 Sq M)

- ◆ Located in the heart of Burnley Town Centre
- ◆ Well established retail parade
- ◆ New lease - flexible terms



5-7, Hall Street  
Burnley, BB11 1QJ

## 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. 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 smaller units. Both units benefit from w/c's and staff area to the rear with open plan sales accommodation to the front.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor areas:-

No.5 - 503 sq ft  
No.7 - 583 sq ft

## RATES

Shop and Premises

|                            |           |
|----------------------------|-----------|
| Rateable Value:            | £13,500   |
| Rates Payable (2020/2021): | £3,368.25 |

For viewing arrangements or to obtain further information please contact:

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## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The annual commencing rental is as follows:-

No.5 - £7,000 per annum exclusive  
No.7 - £7,500 per annum exclusive

No.5&7 combined - £14,000 per annum exclusive

## EPC

The property has an Energy Performance Asset rating of D. Further information is available.

## VAT

The property is VAT elected.

## PLANNING

The unit has A1 planning use.

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