



**24 Parker Lane**

Burnley, BB11 2BY

## **TOWN CENTRE RETAIL UNIT**

**662 sq ft**  
(61.50 sq m)

- Prominent location
- Potential for many uses (STP)
- Pedestrianised shopping area



# 24 Parker Lane, Burnley, BB11 2BY

## Summary

<b>Available Size</b>	662 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rateable Value</b>	£9,900 The unit may benefit from full rate relief
<b>VAT</b>	Applicable. The property is elected for VAT.
<b>EPC Rating</b>	D (98)

## Description

The property comprises a ground floor retail unit located within a modern shopping parade. Internally the accommodation is divided to form a ground floor sales area with rear storage/staff accommodation. Externally to the rear of the property there is a shared service yard.

## Location

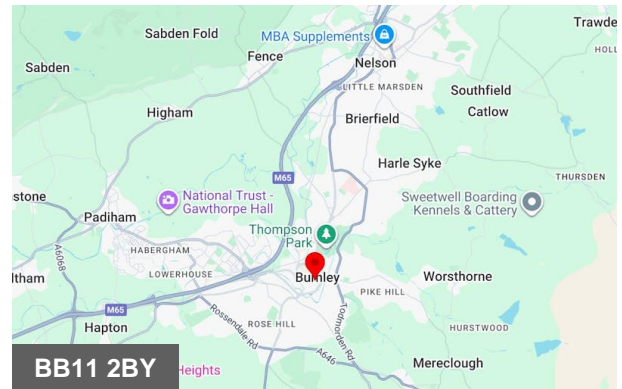
The property occupies a prominent position fronting Parker Lane in the heart of Burnley town centre's prime retail core. This part of Parker Lane has been pedestrianised and therefore benefits from high footfall due to this being a busy thoroughfare between the Bus Station and the prime shopping area. Immediately surrounding the property is a complimentary mix of national and independent retailers.

## Terms

The property is available on the basis of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of business rates, utilities, building insurance, service charge, VAT and all other outgoings.

## Planning

We understand the property benefits from E Class planning consent however advise interested parties to make their own enquiries with the local authority.



## Viewing & Further Information



**Pete Bradbury**

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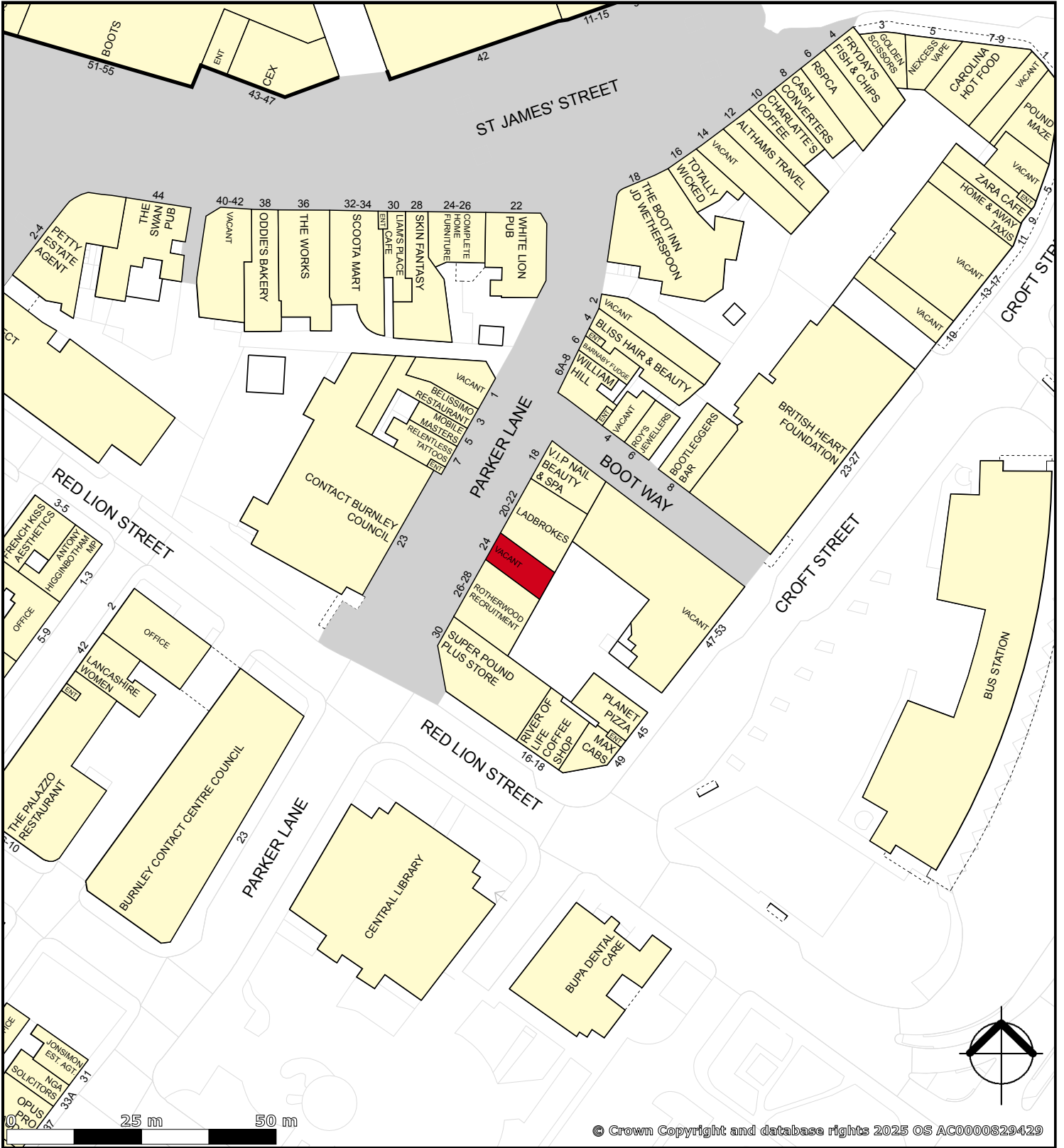


**Tom Fuller**

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24 Parker Lane, Burnley, BB11



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Plotted Scale - 1:1,000

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