

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



**296 PADIHAM ROAD  
BURNLEY  
BB12 6ST**

- Mid-parade ground floor retail unit.
- Newly refurbished.
- Ground floor sales 493 sq.ft.
- Full height electric security shutters.

## LOCATION

Opposite the Tim Bobbin Public House and close to Junction 10 M65 roundabout at the end of Padiham Road.

## DESCRIPTION

A mid-retail parade ground floor retail unit, newly refurbished with open sales area and single WC to the rear. Electric roller shutter security with full height display windows.

## ACCOMMODATION

**Sales** 45.82 sq. m (493 sq. ft.)

## SERVICES

The premises benefit from mains services.

## SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

## RATING

To be assessed.

## RENTAL

**£750 per calendar month**

## VAT

VAT is not charged on the rental.

## LEASE TERMS

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available on request.

## LEGAL COSTS

Each party to pay their own costs incurred. With no charge for the landlord's standard in-house agreement.

## 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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