

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

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

**TO LET**



**24 PARKER LANE**  
**BURNLEY**  
**BB11 2BY**

- Town centre retail unit.
- Prominent location.
- Potential for many uses (subject to planning)
- Pedestrianised shopping area.
- 61.5 sq. m. (662 sq. ft.)

## 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.

## 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.

## ACCOMMODATION

The property provides an approximate net internal floor area of:

61.5 sq.m.	662 sq.ft.
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## SERVICES

Mains electric and water. No gas.

## SERVICES RESPONSIBILITY

It is the incoming 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

The unit benefits from E Class planning consent.

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The property has a rateable value of £9,900.

100% discount on rates payable will apply to those eligible under the Small Business Rates Relief Scheme. Contact Burnley Borough Council 01282 425011.

## RENTAL

**£12,000 exclusive.**

## LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease, for a term of years.

## VAT

VAT is applicable.

## SERVICE CHARGE

The landlord levies a service charge for the external maintenance of the retail block and proportionately charges the tenant.

## INSURANCE

The tenant reimburses the landlord for the cost of buildings insurance.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a "D" Rate Energy Rating.

## LEGAL COSTS

The tenant contributes £375 plus VAT towards the joint agents preparation of the lease.

## 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. PETE BRADBURY



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