

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

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

TO LET



209-213 PADIHAM ROAD
BURNLEY
BB12 0HB

- Prominent signage to J10 M65 Burnley town centre roundabout
- 3 shop size ground floor showroom
- Showroom/sales area 888 sq. ft.

LOCATION

At the end of Padiham Road, Burnley overlooking the busy Junction 10 M65 roundabout.

DESCRIPTION

Ground floor mid-terrace showroom with office, storage/staffroom and WC to the rear.

Electric security shuttering.

ACCOMMODATION

Sales	82.51 sq. m (888 sq. ft.)
Storage	5.81 sq. m (63 sq. ft.)
Office	11.36 sq. m (122 sq. ft.)
Staffroom/kitchen	20.17 sq. m (217 sq. ft.)

Total 119.85 sq. m (1,290 sq. ft.)

SERVICES

The premises benefits from mains services including gas.

SERVICES RESPONSIBILITY

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

PLANNING

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



RATING

The property has a Rateable Value of £12,000 applicable from April 2026. Contact Burnley Borough Council rating 01282 425011 to confirm rates payable under the Supporting Small Business Scheme.

RENTAL

Year One £12,000 per annum.
Year Two £14,400 per annum.
Year Three £15,600 per annum.

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

The Energy Performance Certificate shows a D grade.

LEGAL COSTS

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

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: SJ.KC.2601.16889 Email: Stephen@tdawson.co.uk



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