



Ground floor Shop in popular and well established trading location.

TO LET

**62 LYN DHURST ROAD
BURNLEY
LANCASHIRE
BB10 4DX**

449 Sq Ft (41.71 Sq M)

- Ideal for food businesses, having operated as a sandwich shop for a number of years.
- Front sales area and spacious rear kitchen with ample base and wall units, preparation space, an oven extractor and stainless steel sink.
- Popular mixed residential and commercial location on the edge of Burnley Town Centre.
- 100% Small Business Rates Relief available for eligible Tenants.

Location

The property occupies a mid parade position on Lyndhurst Road in a mixed commercial and residential area on the fringe of Burnley Town Centre. Conveniently located just off Todmorden Road (A671), Lyndhurst Road hosts a range of established businesses, including Cohen's Chemists, Lyndhurst Dental Practice, and a selection of independent retailers.

Description

This ground floor retail unit is prominently positioned on Lyndhurst Road, a well established and popular trading location. Formerly operated as a long-standing sandwich shop, the layout includes a front sales and serving area, a large rear kitchen and preparation space, along with utility and WC facilities. There is also additional basement storage space.

Ideally suited for a food based business, the property also offers flexibility for a variety of other retail uses. It benefits from a UPVC shop front and a well equipped, spacious kitchen featuring ample wall units, preparation surfaces, an oven with extractor, and a stainless steel sink.

Accommodation

Ground Floor

Sandwich Shop 16.67 sq.m 179.43 sq.ft

Kitchen 19.54 sq.m 210.32 sq.ft

Utility 3.39 sq.m 36.48 sq.ft

WC 2.11 sq.m 22.71 sq.ft

Basement Storage

GIA: 41.71 sq.m 448.97 sq.ft



Planning

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

Rent

£650 pcm

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £2,275 per annum (2025/26).

Services

The property has the benefit of all mains services.

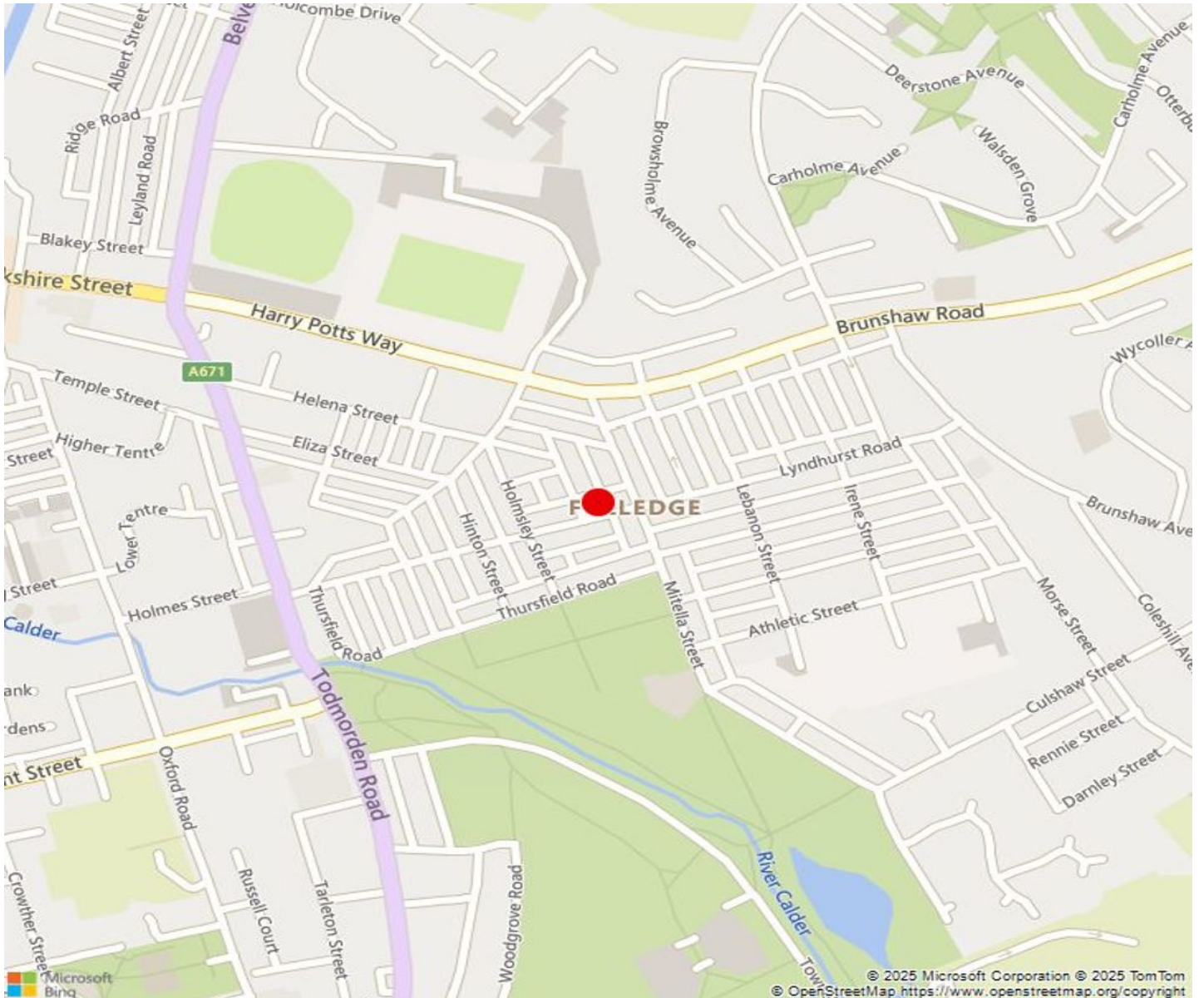
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

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





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

