



**TO LET**

## TOWN CENTRE RETAIL UNIT

715 Sq Ft (66.42 Sq M)

- ◆ Located in the heart of Burnley Town Centre
- ◆ High profile corner unit
- ◆ Pedestrianised shopping area
- ◆ Potential for many uses (subject to consents)
- ◆ New Lease - Flexible terms

18, Parker Lane  
Burnley, BB11 2BY

## LOCATION

The property occupies a high profile corner position fronting Parker Lane close to its junction with St James Street in the heart of Burnley town centre's prime retail core. This part of Parker Lane together with the return frontage to Boot Way have been pedestrianised and therefore benefit from high footfall due to this being a busy thoroughfare between the Bus Station and the prime shopping area. The shopping area immediately surrounding the property has a complimentary mix of national and independent retailers.

## DESCRIPTION

The property comprises a ground floor retail unit located at the end of a modern shopping. 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

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides a Net Internal floor area of 715 Sq ft.

## RATES

Shop and Premises

Rateable Value:	£9,600
Rates Payable (2019/2020):	0

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**

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**Max Vause**

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## TERMS

The property is available by way 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 rates, services, service charge, insurance, VAT and all other outgoings.

## EPC

The property has an Energy Performance Asset Rating of D. Further information is available.

## VAT

The property is elected for VAT.

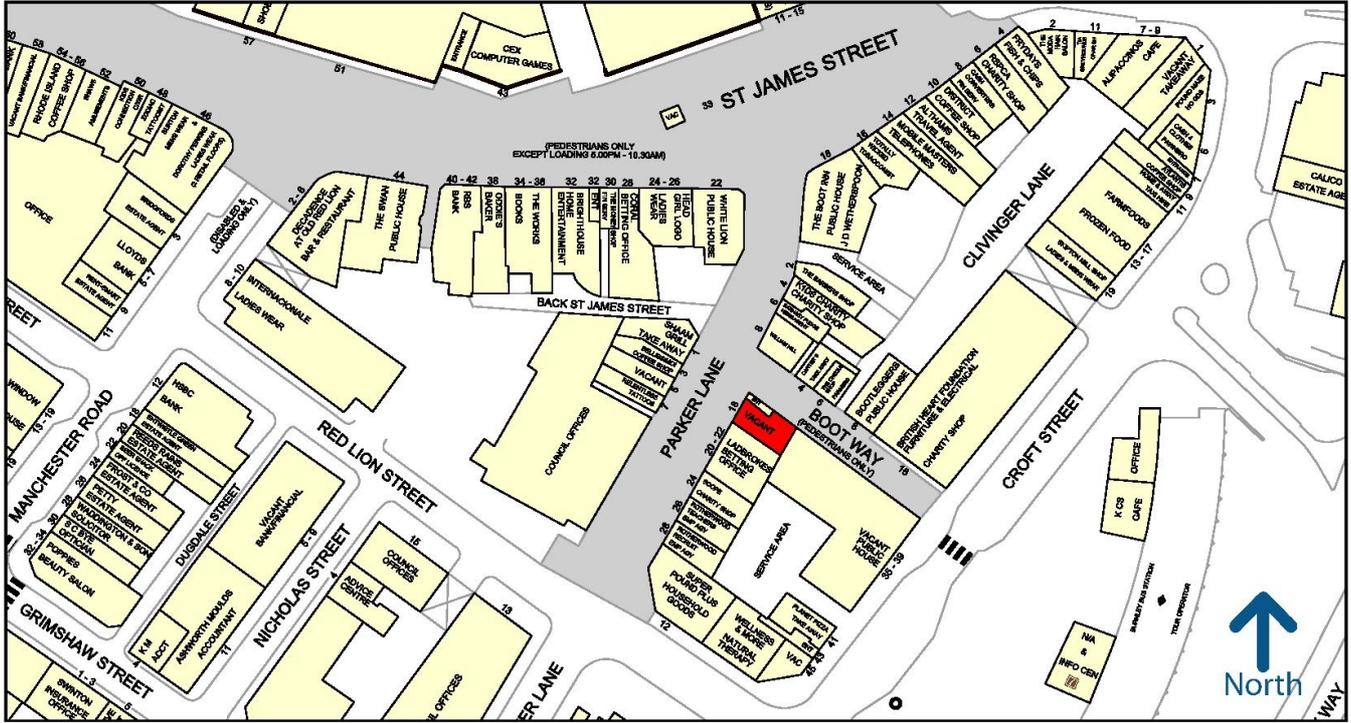
## PLANNING

This unit benefits from A1 planning consent.

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