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To Let

40-42 St James Street, Burnley, BB11 1NQ

Location

Burnley is a market town in Lancashire with a population of circa 73,000. Burnley is linked via the M65 and M66 providing access to Manchester (30 miles south).

The subject property is situated in a prominent corner position on St James Street in the centre of Burnley's pedestrianised high street. Nearby occupiers include a range of local and national retailers with nationals including **Wilkos, Boots, Brighthouse, Belfred** and **CEX**.

Description

The premises are arranged over ground, basement and first floor.

Passing Rent

£41,000 pax.

Accommodation

Ground Floor	1,566 sq ft	145.50 sq m
Basement	1,292 sq ft	120.00 sq m
First Floor	902 sq ft	83.80 sq m

Lease

The premises are available by way of an assignment of the existing lease expiring 14th October 2021.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £34,250

UBR (2018/19): £0.48

Rates Payable: £16,440

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) planning consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

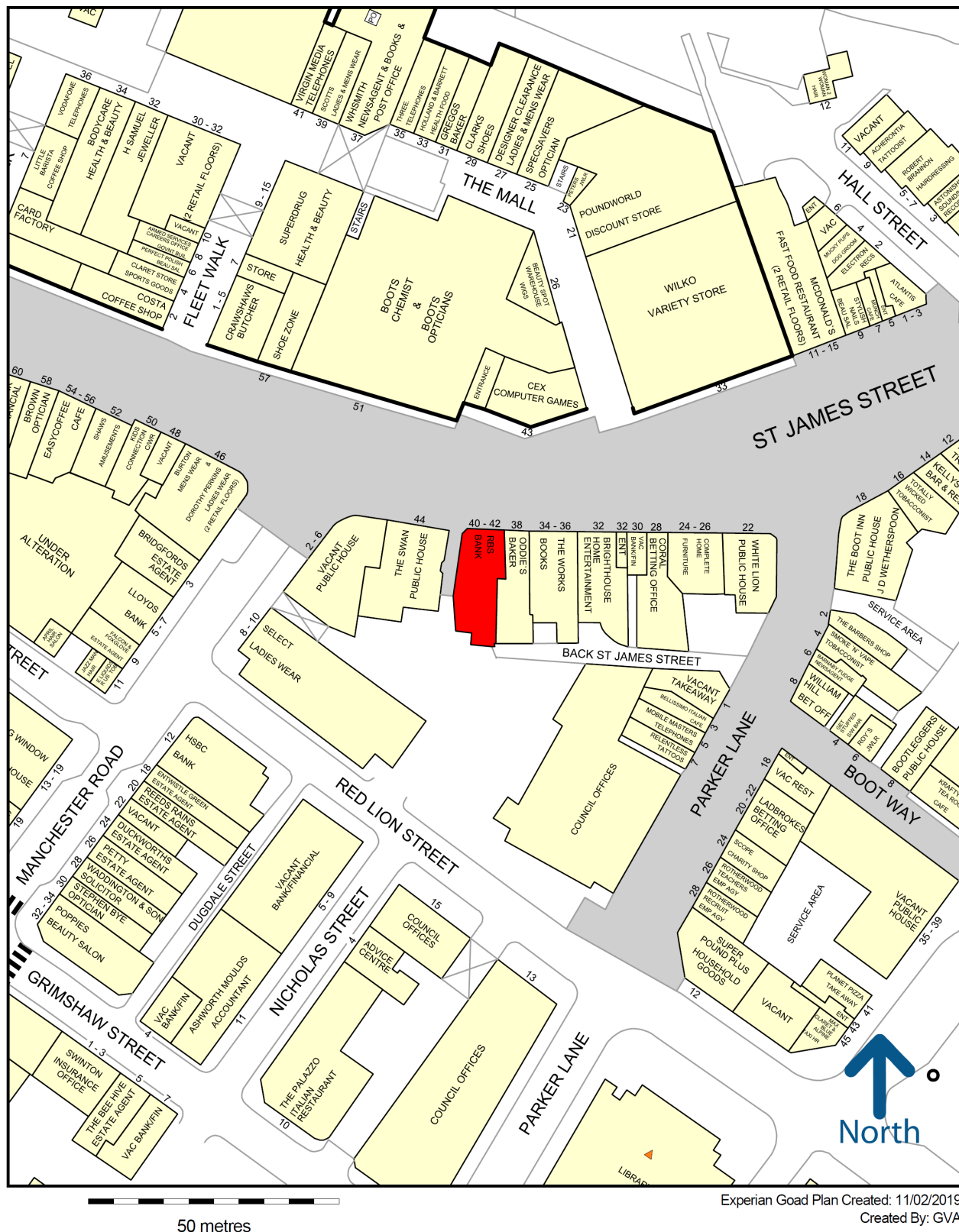
The Energy Performance Asset Rating is E 123. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 11/02/2019
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