# **PROPERTY PARTICULARS**





The Portal, Bridgewater Close, Network 65 Business Park, Burnley, BB11 5TT burnley@tdawson.co.uk

# TO LET

# HIGHLY PROMINENT RETAIL/OFFICE

WOULD SUIT SALON/HEALTH USES
REFURBISHED TO EXCELLENT STANDARD

**SALES AREA 612 SQ FT** 



GROUND FLOOR
THE CORNERHOUSE
1-3 BURNLEY ROAD
PADIHAM
BB12 8NA

#### LOCATION

Facing the roundabout at the junction of Burnley Road, Gawthorpe Road and Church Street.

## **DESCRIPTION**

The ground floor of a three storey stone built property, refurbished with laminate flooring and double glazing and laid out as an open salon to the front with three partitioned rooms to the rear which could be removed to form another open area. Fitted kitchen and single w.c.

# **ACCOMMODATION**

Frontal Sales	37.57 sq.m.	404 sq.ft.
Rear 3 Rooms	19.37 sq.m.	208 sq.ft.
Kitchen		
DI 0' I	0.70	40 6
Plus Single w.c.	3.78 sq.m.	40 sq.ft.
Plus Single w.c. Internal Width	3.78 sq.m. 4.54M	40 sq.ft.

#### **SERVICES**

Mains electric and water. No.gas.

# **SERVICES RESPONSIBILITY**

It is the ingoing 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**

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

# **RATING**

The Valuation Office confirm a rateable value of £4,200. This falls within the 100% discount within the small business rating relief scheme. Contact Burnley Borough Council 01282 425011 to confirm rates payable (if charged).

#### RENTAL

£750 per calendar month.

#### VAT

VAT is not charged upon the rental.

#### **LEASE TERMS**

Available by way of an effective full repairing and insuring lease for a term of years to be agreed.

# **BUILDINGS INSURANCE**

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

#### **LEGAL COSTS**

Each party to be responsible for their own costs.

#### **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

#### **VIEWING**

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



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www.tdawson.co.uk

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