

RETAIL

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 Plus Single w.c.	3.78 sq.m.	40 sq.ft.
Internal Width	4.54M	
Sales Depth	6.47M	

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.

