

RETAIL

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

TO LET

INGOING INCENTIVES AVAILABLE

**PROMINENT RETAIL UNIT
OPPOSITE BURNLEY BUS STATION**

**PROTECTIVE ROLLER SHUTTERS
BUSY PEDESTRIAN FOOTFALL**



16 BOOT WAY
BURNLEY
BB11 2EE

LOCATION

Prominently situated at the corner of Boot Way and Croft Street, opposite the Town Centre bus station and occupiers in the area include British Heart Foundation and Farm Foods.

Boot Way is one of the main pedestrian routes from the bus station to the Town Centre and therefore the property frontage benefits from a high passing footfall.

DESCRIPTION

Ground floor lock-up shop property with fully glazed frontage to Boot Way.

Internally the unit provides an open plan sales area with storage facility to the rear. Electrical protective roller shutters to frontage.

ACCOMMODATION

Sales area 52.91 sq. m. (570 sq. ft.)
All areas quoted are net internal.

SERVICES

The unit benefits from mains electricity and water. However 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 property has a current rateable value of £10,250 we are verbally informed by the Local Authority.

Small Business Rating Relief may be available. Further enquiries should be directed to Burnley Borough Council Business Rates Department.

RENT

£7,800 PER ANNUM.

LEASE TERMS

The unit is available by way of an effective full repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at appropriate intervals.

INCENTIVES

Subject to covenant strength and terms agreed, ingoing incentives are available by negotiation.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All rentals are quoted exclusive of VAT which, if applicable, will be charged at the current prevailing rate.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

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

