

RETAIL

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

FOR SALE

FOR SALE AT AUCTION ON 21st April 2020
www.pugh-auctions.com or 08442 722444
Or Prior By Private Treaty

TWO GROUND FLOOR LOCK UP SHOPS

**POPULAR TRADING LOCATION CLOSE TO ST. JAMES STREET
WHERE NEARBY OCCUPIERS INCLUDE MCDONALDS AND WILKO**

**CLOSE TO MAIN TOWN CENTRE BUS STATION AND CHARTER WALK
SHOPPING CENTRE CAR PARK**



4 & 6 HALL STREET
BURNLEY
BB11 1QJ

LOCATION

Hall Street is accessed from Keirby Walk at its junction with St James Street the main retail thoroughfare through Burnley town centre.

Hall Street is a popular retail location for independent retailers with many national names adjacent on St. James Street.

Hall Street is one of the main thoroughfares which access the Charter Walk Shopping Centre car park.

DESCRIPTION

Two ground floor lock up retail units providing frontal sales areas with a rear area suitable for further sales or storage. Rear w.c.

ACCOMMODATION

4 Hall Street		
Sales Area	43.5 sq.m.	468 sq.ft.
Rear w.c.		
6 Hall Street		
Front Sales Area	24.4 sq.m.	263 sq.ft.
Rear Sales/Stores	14.4 sq.m.	155 sq.ft.
Rear w.c.		

SERVICES

All mains services are available with the exception of gas.

SERVICES RESPONSIBILITY

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

RATING

The properties have the current rateable values we are informed by the Local Authority.

4 Hall Street - £3,480

6 Hall Street - £3,100

PRICE

GUIDE PRICE £25,000 PLUS.

VAT

VAT is not applicable.

TENURE

Long leasehold. Balance of 999 years from 24.6.1910 at a peppercorn rental.

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 JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR PUGH & COMPANY 08442 722444.

