

# RETAIL

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## FOR SALE / MAY LET

**PROMINENT TOWN CENTRE RETAIL PREMISES**

**MAIN SHOPPING THOROUGHFARE**

**OCCUPIERS IN THE VICINITY INCLUDE BOOTS, BURTONS, COSTA AND  
BARCLAYS**



**50 ST. JAMES STREET**  
**BURNLEY**  
**BB11 1NH**

## LOCATION

Situated on St. James Street one of the main shopping thoroughfares through Burnley town centre close to its junction with Manchester Road.

The property is located opposite the Charter Walk Shopping Centre with occupiers in the vicinity including Costa, Boots, Burtens and Barclays.

## DESCRIPTION

Mid terraced three storey property plus basement of stone construction beneath a pitched slate roof.

The ground floor provides retail sales area with rear w.c.'s. On the first floor provides storage accommodation and kitchen with further storage within the second floor.

The property also benefits from a useful basement area.

## ACCOMMODATION

<u>Ground Floor</u> Sales Area Rear w.c.'s	56 sq.m.	603 sq.ft.
<u>First Floor</u> Stores and Kitchen	42.9 sq.m.	462 sq.ft.
<u>Second Floor</u> Stores	42.6 sq.m.	459 sq.ft.
<u>Basement</u>	39.7 sq.m.	374 sq.ft.

## SERVICES

All mains services are available. It is the prospective purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The property has a current rateable value of £18,250 we are verbally informed by the local authority.

## PLANNING

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

## PRICE

£175,000.

## RENT

Upon request.

## LEASE TERMS

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

## VAT

If applicable VAT will be charged at the current prevailing rate.

## 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.

