

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE/TO LET**



**7 BROWN STREET  
BURNLEY  
BB11 1PJ**

- TOWN CENTRE
- GROUND FLOOR LOCK UP RETAIL PREMISES

## LOCATION

The property is situated within Burnley town centre in an established retailing location just off St. James Street close to Marks & Spencer and Howarth Gallery.

## DESCRIPTION

The property comprises of a ground floor town centre lock up premises.

## ACCOMMODATION

Sales Area	27.03 sq.m.	291 sq.ft.
Rear Store	9.20 sq.m.	99 sq.ft.

## SERVICES

The premises benefit from all mains services. No Gas. 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.

## PLANNING

It is the prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

## RATING

We are advised by the Rating Authority that the current rateable value is £4,800. Parties are advised to contact the Local Authority on 01282 425011 to confirm rates payable as further relief may be available under the Small Business Rating Relief Scheme.

## RENTAL

**Year One: £90 per week**

**Year Two: £100 per week**

**Year Three: £110 per week**

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 10 years with a tenant's break at the end of the first year. The rent will be subject to review every three years.

## PRICE

**£52,000**

## VAT

All figures quoted are subject to VAT at the prevailing rate.

## TENURE

Leasehold or long leasehold of 250 years subject to a fixed ground rent of £250 per annum.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs. In the event of a sale then each party to pay their own costs.

## 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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