

PROPERTY PARTICULARS LAND

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET / MAY SELL



PENDLE WAY BURNLEY BB12 OTJ

- Retail / Leisure / Residential Development Opportunity
- Adjacent To Holiday Inn Express
- Close to Junction 10, M65
- Joint Venture Opportunities Will Be Considered
- Two Sites of 3,700 sq.m. & 3,200 sq.m. (.91 Acres & .79 Acres)

LOCATION

Situated on Pendle Way adjacent to the Holiday Inn Express. Pendle Way is accessed immediately off Junction 10 of the M65 which is one of the main motorway junctions into Burnley town centre.

Burnley has a population of 87,100 and is the main centre for over 300,000 people from the surrounding economic area

THE SITE

Two development opportunities adjacent to The Holiday Inn Express one of approximately .91 acres and the other .79 acres.

Depending upon the interest forthcoming access can be provided directly into the site or via a shared access with the adjacent hotel.

SERVICES

It is the prospective purchaser's/tenants 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.

Planning enquiries should be directed to the Planning Department at Burnley Borough Council. Telephone No. 01282 425011.



TERMS

Our clients would consider either a development of the site to suit occupier requirements on a leasehold basis or alternatively a disposal of the site via a ground lease for development purposes.

The land owner will consider joint venture opportunities will appropriate developers or end occupiers.

SERVICE CHARGE

If there are shared areas and facilities the landlord reserves the right to levy a service charge.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

The site can be inspected at anytime but under no circumstances should surveys or site investigations be undertaken without prior consent.

Further details from the SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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