

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

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

TO LET



SIDEWALK 53 & CLUB 53 BOOT WAY BURNLEY BB11 2EE

- Potential Retail Or Office Accommodation (Subject To Planning)
- Prominently Situated Adjacent To The Main Town Centre Bus Station
- Consideration Will Be Given To Splitting The Accommodation

LOCATION

Situated at the corner of Boot Way and Croft Street fronting the main town centre bus station. Boot Way is the main pedestrian thoroughfare linking the bus station with the town centre and therefore benefits from a high pedestrian footfall.

Adjacent occupiers include Wetherspoons, British Heart Foundation and Ladbrokes

DESCRIPTION

Two storey potential retail / office accommodation within a two storey property. The ground floor was last used as a pub and is mainly open plan with w.c.'s and ancillary storage accommodation to the rear.

The first floor is separately accessed from Parker Lane and was last used for night club purposes. There are two main areas each providing larger open plan accommodation with w.c.'s and stores. An area which intercommunicates these two parts of the property where there are further storage facilities and toilets.

ACCOMMODATION

| | | |
|--------------|-----------|--------------|
| Ground Floor | 351 sq.m. | 3,777 sq.ft. |
| First Floor | 743 sq.m. | 7,998 sq.ft. |

All areas are net internal.

EXTERNAL

There is a communal yard area for the accommodation and the adjacent retail shops for loading and parking.

SERVICES

All mains services are available. It is the incoming 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

The premises were last used for pub and night club purposes. The accommodation would be suitable for retail or office users subject to the necessary consents being obtained. Further enquiries should be directed to the Planning Department at Burnley Borough Council.

RATING

The Valuation office confirms a current rateable value of £19,250 for the Sidewalk 53 public house and £47,000 for the first floor Club 53 (under postcode BB11 2BY). Contact commercial rates on 01282 425011 to confirm rates payable.

LEASE TERMS

The accommodation is available as a whole or by floor via a sub-lease for a term of years to be agreed incorporating rent reviews at appropriate intervals. The lease will be on full repairing and insuring terms.

RENTAL

Upon request.

VAT

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

SERVICE CHARGE

The landlord charges a service charge for external repairs and maintenance of the retail block.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The incoming tenant to be responsible for our client's reasonable legal costs in connection with the transaction.

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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