

RETAIL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
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TO LET

**POTENTIAL RETAIL OR OFFICE ACCOMMODATION
(SUBJECT TO PLANNING PERMISSION)**

**PROMINENTLY SITUATED ADJACENT TO THE MAIN TOWN CENTRE BUS
STATION**

CONSIDERATION WILL BE GIVEN TO SPLITTING THE ACCOMMODATION



SIDEWALK 53 & CLUB 53
BOOT WAY
BURNLEY
LANCASHIRE
BB11 2EE

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.

SERVICES RESPONSIBILITY

It is a prospective 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 £29,500 for the Sidewalk 53 public house and £47,000 for the first floor Club 53. Contact commercial rates on 01282 425011 to confirm rates payable.

LEASE TERMS

The accommodation is available as a whole or in parts 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 rental are quoted exclusive of VAT which if applicable will be charged at the current prevailing rate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and is available for inspection upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

