

RETAIL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

TO LET

LARGE ANCHOR UNIT (WHOLE / SUB-DIVIDED)

1,256.50 SQ.M. (13,525 SQ.FT.)



UNIT A
BRIERCLIFFE SHOPPING CENTRE
BRIERCLIFFE ROAD
BURNLEY
BB10 1WB

LOCATION

Burnley is a market town in East Lancashire located approximately 11 miles East of Blackburn, 20 miles East of Preston and 25 miles North of Manchester.

The Briercliffe Shopping Centre is situated on Briercliffe Road in a densely populated suburb of Burnley. It is situated approximately 1¼ miles North of Burnley town centre and has a catchment of approximately 34,000 persons within a five minute drive. The centre is the principle retail facility for the catchment area and is located close to both Burnley General Hospital and Burnley Campus.

DESCRIPTION

The subject property is the anchor unit in the Briercliffe Shopping Centre arranged on ground floor adjacent to Barnardos and Iceland. Other occupiers in the centre include Coral and William Hill.

ACCOMMODATION

Ground Floor	1,256.50 sq.m.	13,525 sq.ft.
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The property could be sub-divided to suit specific requirements.

SERVICES

All mains services are connected to the property.

SERVICES RESPONSIBILITY

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

RATING

The property has a current rateable value of £110,000. Interested parties are advised to make their own enquiries with the Local Authority to verify these figures 01282 425011.

RENT

£75,000 per annum exclusive as a whole.

VAT

VAT is charged upon the rental.

TENURE

Subject to vacant possession, the premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

The current service charge budget reflects an annual payment of £16,150 pax.

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 JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT

OR MASON OWEN 0151 225 0117.

