

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
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TO LET



24 KEIRBY WALK BURNLEY BB11 2DE

- TOWN CENTRE RETAIL UNIT
- 56.2 SQ.M. (605 SQ.FT.)
- LOCATED IN THE HEART OF BURNLEY TOWN CENTRE
- A1 PLANNING CONSENT

LOCATION

Keirby Walk is a popular shopping parade located in the heart of Burnley's busy town centre. Keirby Walk leads to St. James Street and the prime retail core of Burnley. Keirby Walk is home to a complimentary mix of national and independent retailers.

The property also lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

DESCRIPTION

The property comprises a ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear storage accommodation. Toilets and additional staff/office space is available at first floor level.

ACCOMMODATION

The property provides the following approximate Net Internal floor areas.

Ground Floor	56.20 sq.m.	605 sq.ft.
First Floor	45.61 sq.m.	491 sq.ft.

SERVICES

The premises benefits from mains services.

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.

The unit has A1 planning consent.

RATING

The property has a current rateable value of £8,400. An occupier would qualify for 100% discount on rates payable under the Small Business Rating Relief Scheme. Contact Burnley Council Rates 01282 425011 to confirm eligibility.

RENTAL

£12,000 per annum.

VAT

The property is elected for VAT.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A service charge is levied by the landlord for the costs of the external maintenance of the shop parade.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The ingoing tenant to pay £300 towards the landlord's costs.

VIEWING

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

OR CARTER TOWLER 0113 245 1447



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