

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE/TO LET



**5 BROWN STREET
BURNLEY
BB11 1PJ**

- TOWN CENTRE
- GROUND FLOOR LOCK UP RETAIL PREMISES

LOCATION

The property is located within Burnley town centre in an established retailing location just off St. James Street close to Marks & Spencer and Howarth Gallery.

DESCRIPTION

A ground floor town centre lock up premises. Frontal sales incorporates two partitioned meeting rooms with rear kitchen / staff area and single w.c. Electric roller shutter security.

ACCOMMODATION

Sales Area	29.27 sq.m.	315 sq.ft.
Rear Store	9.68 sq.m.	104 sq.ft.

SERVICES

The premises benefit from all mains services. No Gas. It is the prospective purchaser's/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 prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

RATING

The Valuation Office confirm a current rateable value of £3,350. This qualifies for 100% discount on rates payable under the Small Business Rating Relief Scheme although parties are advised to contact the Local Authority 01282 425011 to confirm eligibility.

RENTAL

£110 per week.

LEASE TERMS

By way of a new full repairing and insuring lease for a minimum term of ten years with a tenant's option to break at the end of the first year.

RENT REVIEWS

Every third year.

PRICE

£55,000

VAT

VAT will not be charged on the sale price or rental.

TENURE

Leasehold or long leasehold of 250 years subject to a fixed ground rent of £250 per annum.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs. In the event of a sale then each party to pay their own costs.

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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