

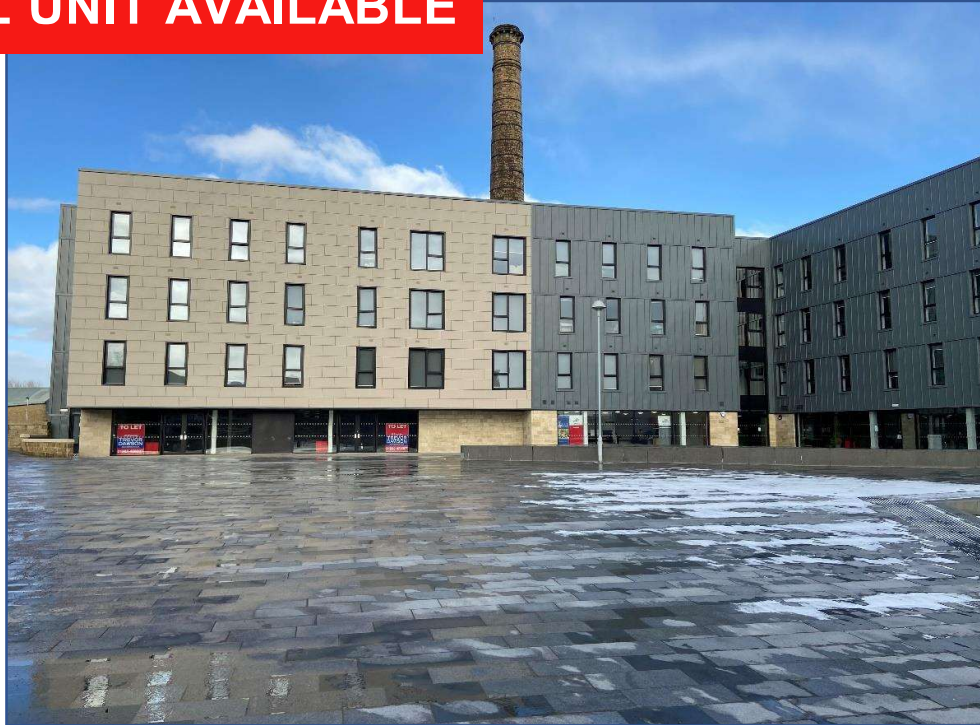
PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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**TO LET
FINAL UNIT AVAILABLE**



SANDYGATE SQUARE BURNLEY BB11 1RN

- Retail/Office unit within a new landmark 136 bedroom Student accommodation scheme
- Edge of Burnley town centre
- Within the Weavers Triangle development
- Adjacent to the new UCLAN campus with student numbers predicted of 4,000 by 2025

LOCATION

Situated within the new landmark 136 bedroom student accommodation development at the heart of the historic Weavers Triangle alongside the Leeds Liverpool canal.

Weavers Triangle is home to many local businesses and will shortly be the centre for a new UCLAN Campus with a proposed student population of 4,000 by 2025.

The development is also within walking distance of Burnley town centre and all its amenities.

DESCRIPTION

Ground floor retail / commercial unit fronting Sangygate Square.

The single unit being on the junction of Neptune Street and Sandygate.

The unit fronts Sandygate Square which will provide a communal amenity area with outside seating areas.

ACCOMMODATION

Unit One	LET	
Unit Two	LET	
Unit Three	143.0 sq.m.	1,539 sq.ft.

All areas quoted are gross internal.

SERVICES

All mains services will be 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

All units have planning consent for Use Classes A1, A2, A3 & B1 uses.

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

RATING

The unit will have to be assessed upon occupation. An estimate can be provided if required.

RENTAL

On request.

The rental is payable quarterly in advance.

LEASE TERMS

The unit is available on effective full repairing and insuring basis for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is applicable.

SERVICE CHARGE

A service charge will be levied to cover management and maintenance of the common external areas.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided on completion.

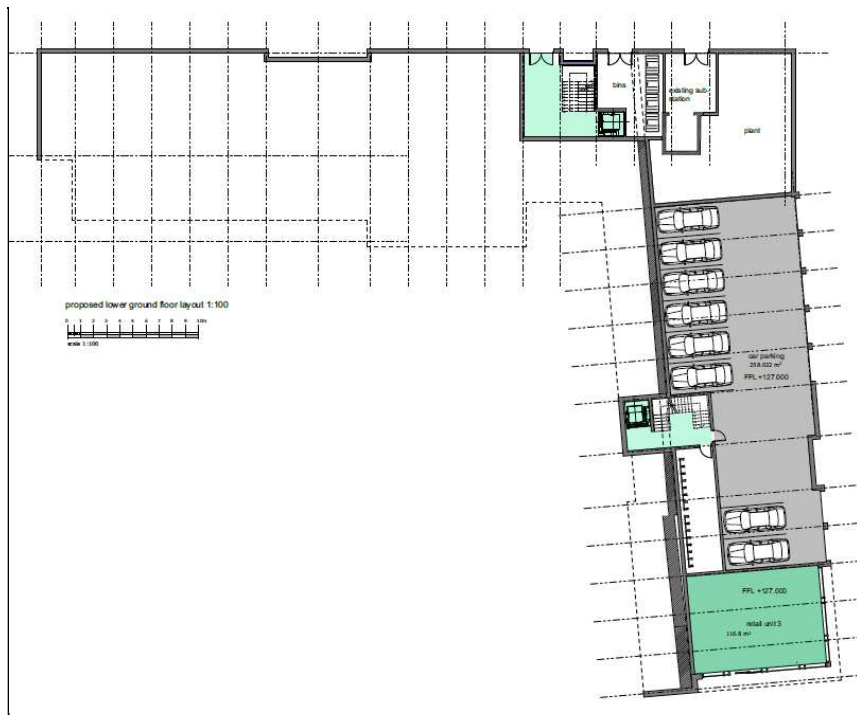
LEGAL COSTS

Each party to be responsible for their own costs incurred.

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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