

RETAIL

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

TO LET

PROMINENT RETAIL / OFFICE PREMISES

CURRENTLY TRADING AS A HAIRDRESSING SALON

BUSY MAIN ROAD LOCATION



336 PADIHAM ROAD
BURNLEY
BB12 6ST

LOCATION

Situated on Padiham Road (A671) the main arterial route linking Padiham with Burnley.

The property fronts Padiham Road between Barry Street and Palace Street in a popular residential area with local independent retailers adjacent.

DESCRIPTION

Ground floor hairdressing salon within a mid terrace stone built property of traditional construction.

Access to the property is from a communal corridor with the property providing open plan accommodation with rear kitchen and w.c.

ACCOMMODATION

| | | |
|-------------------|-------------|------------|
| Sales/Office Area | 37.21 sq.m. | 401 sq.ft. |
| Rear Kitchen | 8.22 sq.m. | 88 sq.ft. |
| Rear w.c. | | |

SERVICES

All mains services are available with the exception of gas.

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

The property was last used as a hairdressing salon. The property would suit retail or professional office use. 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 £2,750 we are verbally informed by the Local Authority.

RENTAL

£5,200 PER ANNUM. (£100 PER WEEK).

TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is not applicable.

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

