



Total development

14,306 sq.ft

(1,329 sq.m)

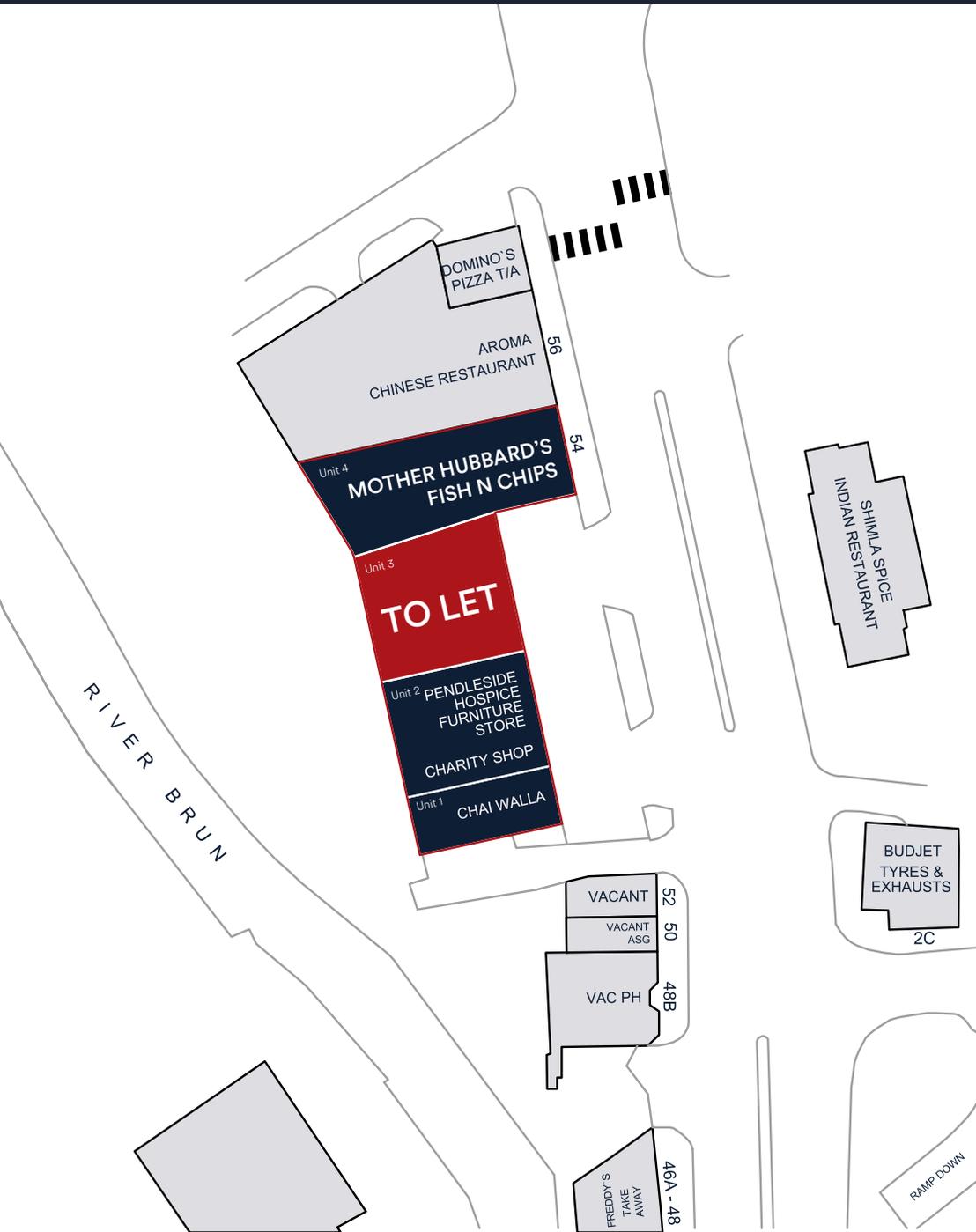


**M** 54 Church Street

Burnley,  
Lancashire,  
BB11 2DL

Local Occupiers Include





### DESCRIPTION

The property has the benefit of a fully glazed display frontage with roller shutter security. Internally the premises have been partitioned to create a sales area to the front with storage, office, kitchen and WC facilities to the rear. The property would lend itself to a variety of retail and trade counter uses subject to the appropriate planning consent. Externally the property benefits from a shared car park with adequate customer parking available.

### SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

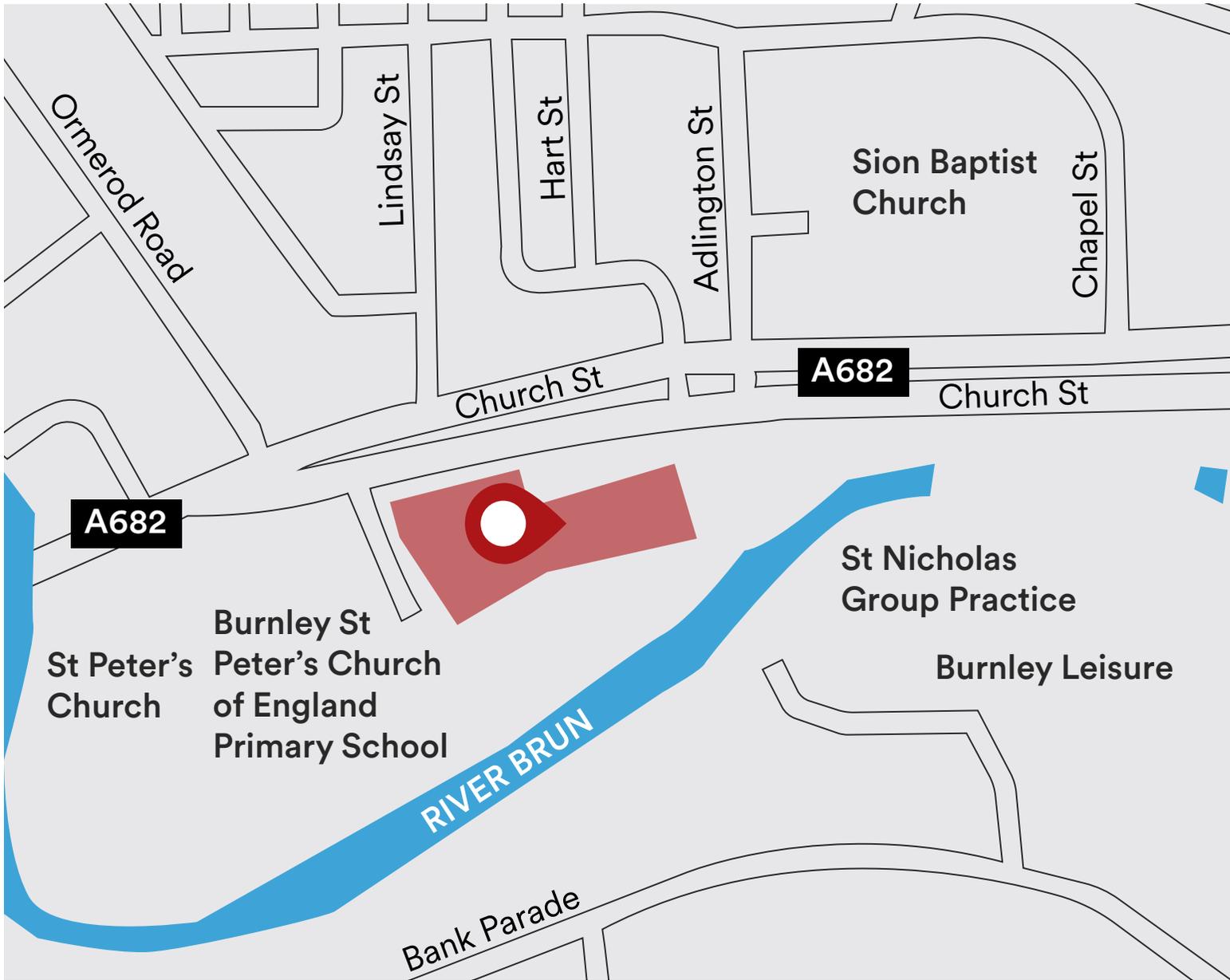
### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### AVAILABLE PROPERTIES

#### UNIT 3

AREA	3,205 sq.ft (298 sq.m)
RENT	£32,000
RATEABLE VALUE	£6,438
SERVICE CHARGE	£2,785 +VAT
INSURANCE	£809 +VAT



The property is situated on an established retail business parade off Church Street (A682), one of the main arterial routes leading into Burnley town centre. Occupiers in the immediate vicinity include Domino's pizza, Tile Giant and Bath Store. The property occupies an end parade.



**EVOLVE.**  
part of M Core



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.