

store  
01282 451826  
pendleside.org.uk

RETAIL / TRADE UNITS  
TO LET - 1,350 TO 3,100 SQ.FT  
01282 415111 petty  
0113 450 7000

TO LET

**M** UNIT 3

54 Church Street,  
Burnley, Lancashire,  
BB11 2DL

Local Occupiers Include

chaiiwala



Pendleside  
Hospice



### 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, this unit benefits from parking onsite and large frontage facing onto A682.

### UNIT SIZE

Total Area: 3,200 sq.ft (298 sq.m)

### RENT

£32,000 per annum, exclusive of VAT

### BUSINESS RATES

Rateable Value: £30,500

### SERVICE CHARGE & INSURANCE

Service Charge: £4,144

Insurance: £719

### ENERGY PERFORMANCE

EPC rating of C. Further information available upon request.

### PLANNING

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

### LEGAL COSTS

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



4

Retail Units On-Site



3,200 sq.ft

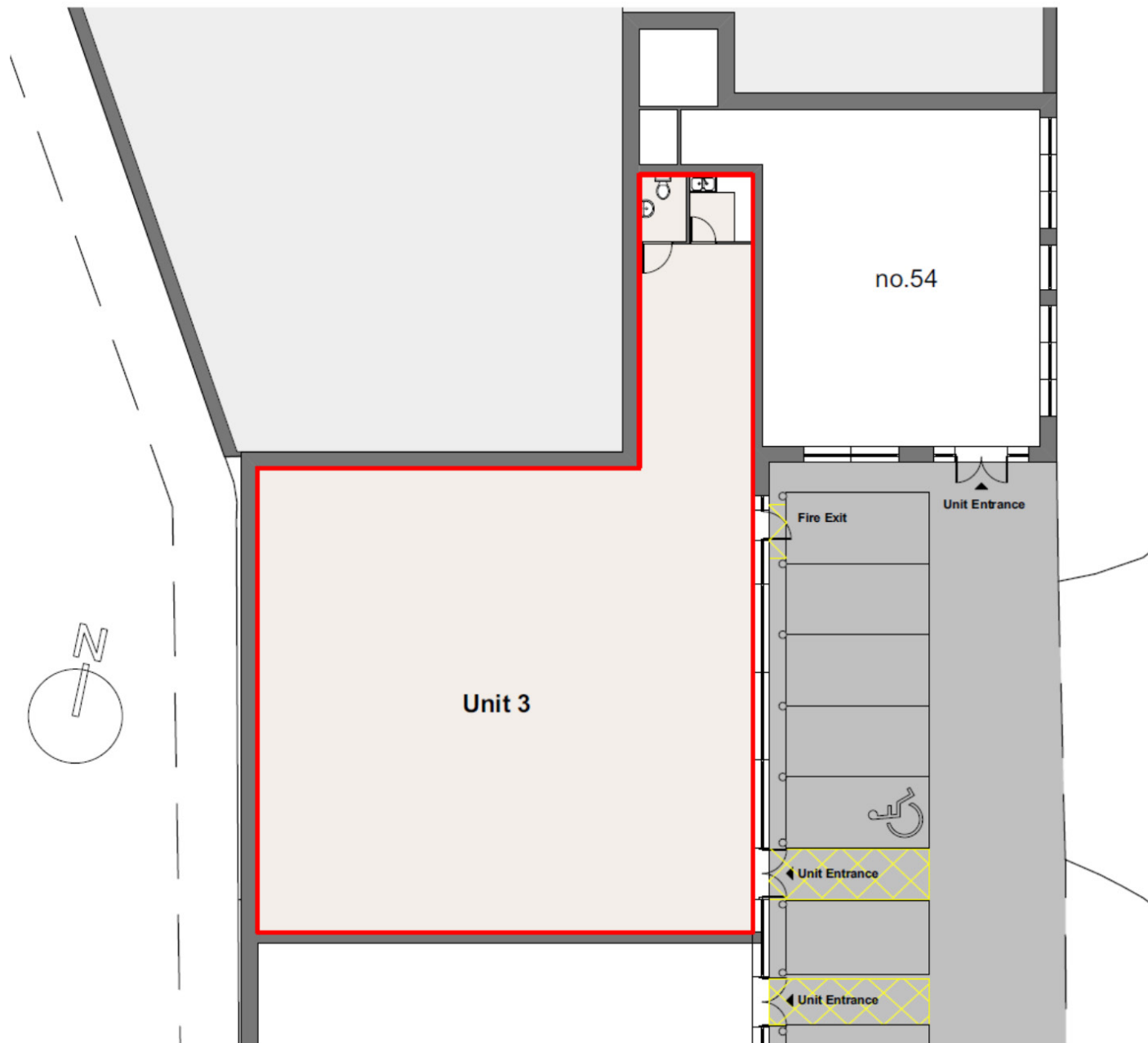
Total Unit Area



What Three Words

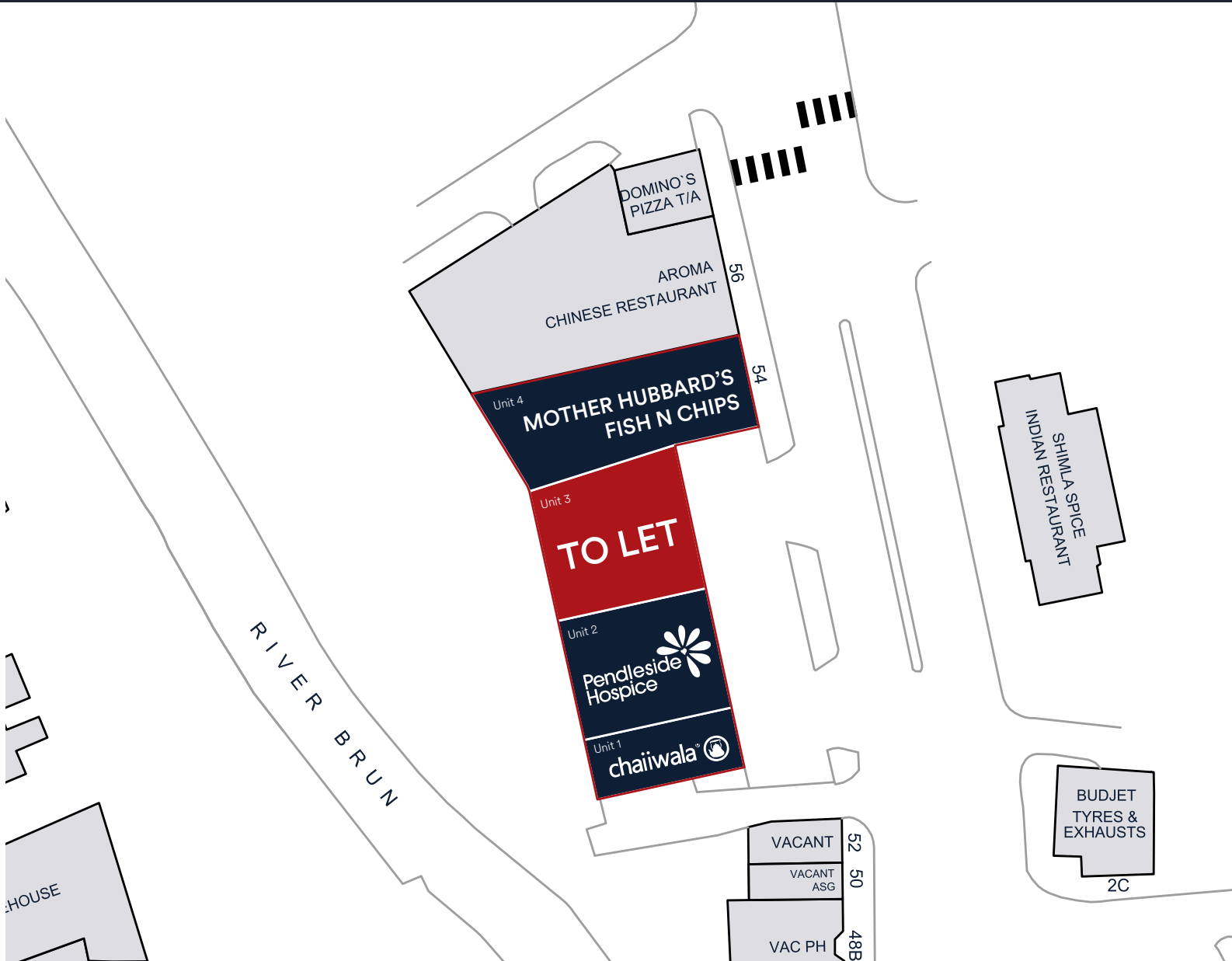
lame.stream.rental





# 54 CHURCH ST

## SITE MAP



## SHEET ANCHOR EVOLVE

part of M<sup>2</sup>Core



**Harry Eades**

07564 052326  
HEades@saevolve.co.uk

### Viewing

Strictly via prior appointment  
with the appointed agents

**RAWSTRON JOHNSON**

**Anthony Jackson**

07711 944404  
anthony@rj-ltd.co.uk

**petty**  
COMMERCIAL

**Ben Watson**

02182 456677  
ben.watson@pettycommercial.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

\*\*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.

03-09-25 SEP25