

Unit 1 Queens Lancashire Way,
Burnley BB11 1HA

to let

Commercial Retail premises
702.54 SQM (7,557 SQFT)



£Rental on application

- Self-contained ground floor retail premises
- High quality fit out
- Prominent unit close to Burnley town centre
- Large, communal, on site car parking for up to 70 vehicles in total
- Suitable for a variety of uses subject to necessary planning consents

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4 Winckley Court, Preston PR1 8BU

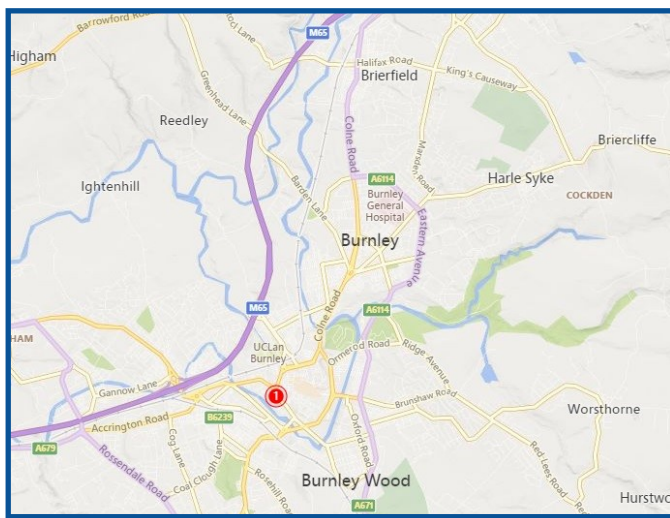


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Location

The subject premises are located on the outskirts of Burnley town centre in an elevated position directly opposite Newtown Mill that is currently undergoing redevelopment to provide an extension to the University of Central Lancashire. The subject fronts Queens Lancashire Way (B6240) at its intersection with Westgate, St James Street and the A679.

Description

The premises comprises a modern purpose built retail warehouse which has previously been occupied as a food store. The unit presently offers a high standard fit out incorporating walk-in fridge, freezers along with quality open plan retail space presentation with suspended ceilings and tiled floors.

The property benefits a large car park providing parking for circa 70 vehicles which is shared with the adjoining unit.

Services

We understand the premises benefits all main services to include mains water, drainage, gas central heating and three phase electric. Please note the neither service connections or appliances have or will be tested prior to completion.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Retail Area	489.40	5,266
Warehouse, WCs, staff room & store rooms	162.14	1,743
Mezzanine	51.00	548
TOTAL	702.54	7,557

Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£47,000	£24,064 p.a.

Planning

The premises have previously been utilised as a food store and are considered suitable for a variety of commercial/retail uses subject to planning consents where necessary. Interested parties should make their own enquiries with the Local Planning Authority to ensure their proposed use meets with current planning permissions.

Tenure

The property is available by way of an effective full repairing and insuring lease on terms to be negotiated.

Rental

On application. A deposit will be required, subject to status.

Legal costs

Each party to be responsible for their own legal costs in any transaction.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be subject to the prevailing rate. Your legal adviser should verify.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01772 876456

Subject to contract

Dec 2022 Ref: AG0664

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Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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