

TO LET

Victory House, Lowerhouse Lane, Burnley
2,055 Sq Ft



VICTORY HOUSE STUDIOS, 248-250 LOWERHOUSE LANE, BURNLEY, LANCASHIRE, BB12 6NG

- To Let - £20,000 p.a. (no VAT)
- Fully refurbished offices with stores
- 2,055 sq. ft. / 191 sq. m
- Suitable for various uses
- Private car park
- No VAT payable



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Location

The located in located on Lowerhouse Lane on the edge of Burnley and in close to Padiham town centre. The surrounding area is primarily residential with a mix of commercial also located nearby by. Junction 10 of the M65 motorway is within 2 miles of the property.

Description

The property comprises a former church which has been converted to provide good-quality office accommodation with ancillary storage space.

The office accommodation is arranged to provide two separate office areas together with a large open-plan kitchen/breakout area and WC facilities. The offices have been fitted to a good standard, with laminate floor coverings and recessed spotlighting throughout.

The ancillary storage accommodation is accessed from a small private yard via a roller shutter loading door and provides flexible space capable of accommodating a variety of storage or ancillary commercial uses. Pedestrian access is provided separately to the main office accommodation.

Accommodation

The accommodation has a net internal area of 2,055 sq. ft. / 191 sq. m.

Tenure

Leasehold

Lease Terms

Minimum 3 year lease.

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is not applicable

Services

All mains services are connected to the property.

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£20,000 Per Annum

Viewing

Strictly through sole agents

Taylor Weaver

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