

FOR SALE (MAY LET)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price £185,000

£18,000 per annum



6A-8 Parker Lane, Burnley BB11 2BY

LOCATION

Burnley is located in Lancashire and is situated approximately 22 miles north of Manchester and 20 miles east of Preston. Burnley has a population of around 95,000 people and serves a wider borough population of approximately 90,000. The town benefits from good transport links, with the M65 providing direct access to the regional motorway network and regular rail services connecting Burnley to Manchester, Preston, Blackburn, and Leeds.

DESCRIPTION

The property comprises a corner retail unit arranged over ground, first and second floors of sand stone construction with a pitched slate roof. The ground floor provides open-plan retail sales accommodation with ancillary storage, staff facilities and W/C, whilst the first floor provides additional ancillary space. The property occupies a prominent position in the pedestrianised section of Parker Lane at the junction with Boot Way with nearby occupiers including a mix of national and independent retailers, cafes and local businesses.

ACCOMMODATION

The premises have the following approximate areas:

Ground Floor:	83.67sq.m.	(900.3sq.ft.)
First Floor:	82.32sq.m.	(885.8sq.ft.)
Second Floor	90.6sq.m.	(974.9sq.ft.)

TERM

A new full repairing and insuring lease for a term of years to be agreed.

SALE PRICE

£185,000

RENT

£18,000 per annum

VAT

All rents, prices and other figures included in these particulars may be subject to the addition of VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £16,750 with effect from 1st April 2026. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

Energy Certificate No. 5254-6742-1271-8706-7296

Rating: D

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwardp.co.uk

Subject to Contract

Subject to Vacant Possession

Details Prepared July 2026



6A-8 Parker Lane, Burnley BB11 2BY

