

# Bank Parade, Burnley, BB11

£1,200 pcm



## Full Description

A rare opportunity to secure flexible commercial premises in a prominent location from just £1,200 PCM.

- ✓ Zero VAT
- ✓ Zero Business Rates
- ✓ Available Immediately
- ✓ Flexible Commercial Use
- ✓ Hospitality, Leisure, Office or Alternative Business Potential

With reduced overheads, immediate availability and outstanding versatility, The Loom presents an exciting opportunity for entrepreneurs, growing businesses and established operators alike.

Contact Anthony Dawson Real Estate today to arrange your viewing.

## Features

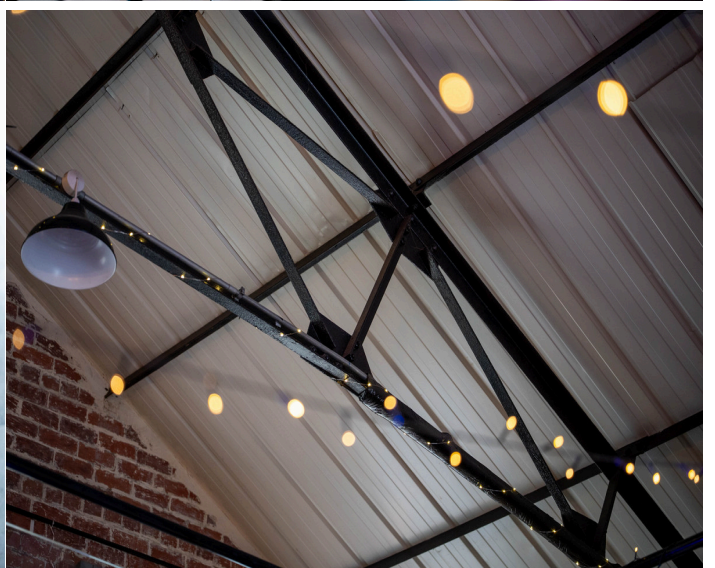
- Quote Ref: 801542 when calling

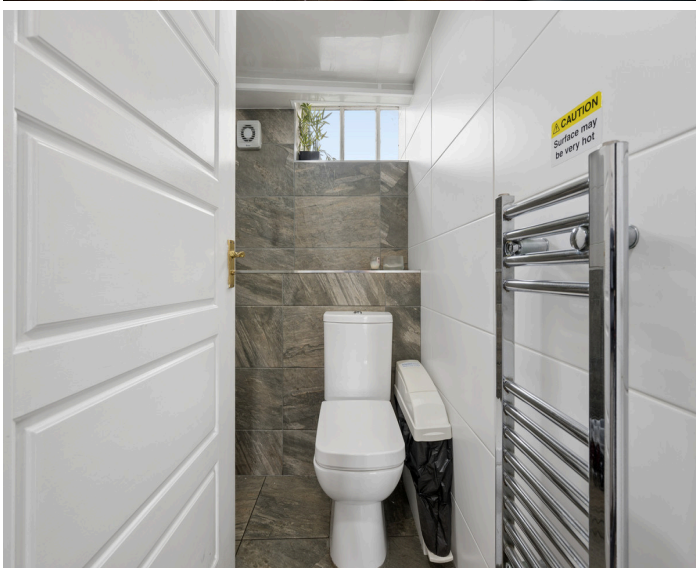
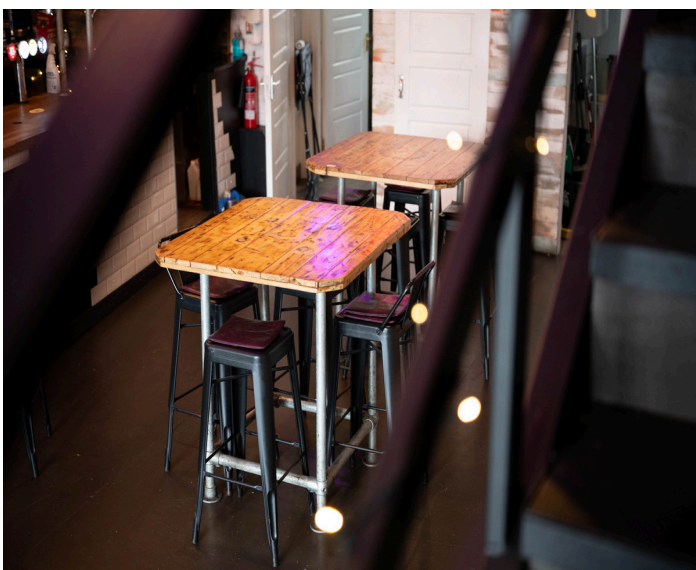
## Get In Touch

To discuss this property please contact Anthony Dawson on:

[anthony.dawson@kwuk.com](mailto:anthony.dawson@kwuk.com)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		28
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

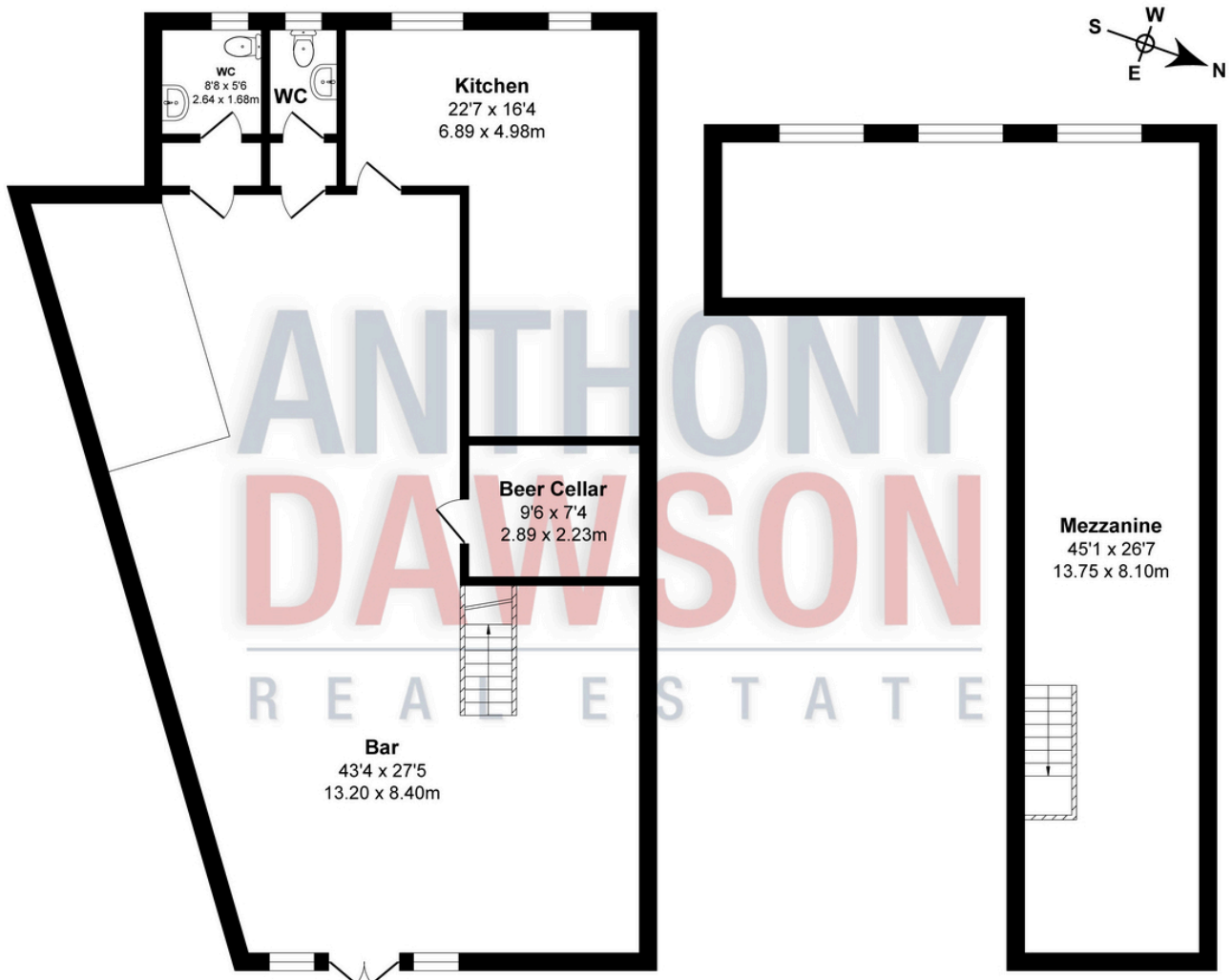


### Ground Floor

Approx. 131.5 sq.meter (1415 sq.feet)

### First Floor

Approx. 54.2 sq.meter (583 sq.feet)



**Total Area :Approx. 185.7 Sq.meters (1998 sq.feet)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.