

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET

(Available October 2026)



**161-163 BURNLEY ROAD
PADIHAM
BURNLEY
BB12 8BA**

- Prominent double-fronted retail unit.
- Main road position.
- Sales area 76.74 sq. m (826 sq. ft.)
- Small Business Rates Relief may be available.
- Close to Padiham town centre.

LOCATION

Situated on Burnley Road (A671) the main arterial route linking Burnley and Padiham. The property is at the edge of Padiham town centre amongst other independent retailers.

DESCRIPTION

Double-fronted lock-up ground floor shop with basement workshop/storage.

Internally the sales area benefits from feature spotlighting throughout with rear kitchenette and single WC.

The basement provides useful workshop and storage accommodation.

ACCOMMODATION

Retail sales area 76.74 sq. m (826 sq. ft.)
Rear WC and kitchette

Basement storage 73.39 sq. m (790 sq. ft.)

EXTERNALLY

Small rear secured yard.

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

With effect from the 1st April 2026 the property has a current Rateable Value of £9,800 we are verbally informed by the Local Authority. Small Business Relief may be available.

RENTAL

£10,800 per annum (£900 per calendar month)

LEASE TERMS

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C valid until the 23rd March 2033. A copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

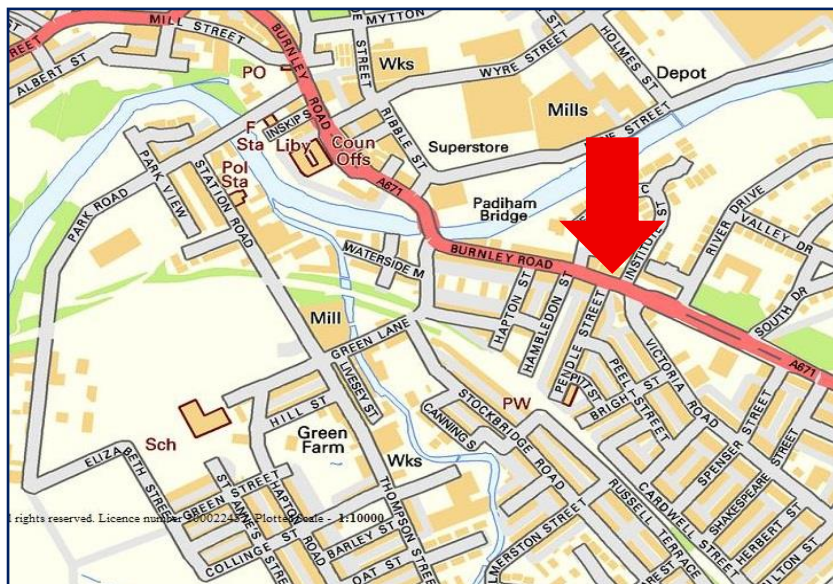
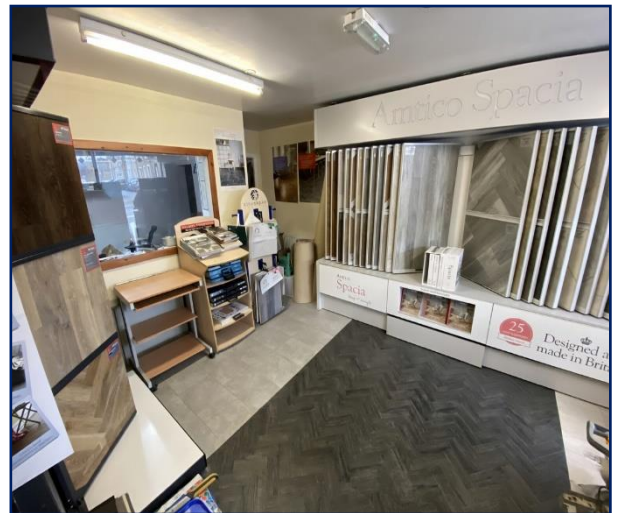
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC.KC.2604.16916 Email: michael@tdawson.co.uk





Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

TREVOR DAWSON
COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk