



Substantial stone built property in highly visible roadside location

TO LET

**HUBIE STREET PLUMBING
WAREHOUSE
HUBIE STREET
BURNLEY
LANCASHIRE
BB12 0BD**

9,507 Sq Ft (883.2 Sq M)

- Excellent location immediately adjacent to junction 11 of the M65 on the edge of Burnley town centre, close to ASDA, McDonalds, UCLan Burnley and Crow Wood.
- Substantial three storey building, offering versatile space suitable for trade counter, warehouse or retail uses.
- Dedicated trade counter/customer entrance and adjoining storage unit, both with roller shutter security.
- Situated on a highly trafficked main road offering excellent connectivity and high visibility.

Location

The property is located at the junction of March Street and Hubie Street, with a prominent frontage to Princess Way (B6434), a busy main road which links directly to junction 11 of the M65 motorway.

Conveniently located within a five minute drive from Burnley Town Centre, the property is positioned close to Burnley Central Railway Station, ASDA, UCLan Burnley, Princess Way Retail Park and Crow Wood.

Description

A substantial, stone built, three storey property occupying a highly visible roadside position just off Princess Way.

The accommodation is arranged across three floors. The ground floor comprises a trade counter/reception area, a private office, a main warehouse section, and a kitchenette. A mezzanine level provides ample additional storage above the main warehouse and adjoining the main structure is a single storey warehouse section with roller shutter loading doors.

The First Floor consists of a spacious open plan showroom, two designated store rooms, and two sets of WC facilities. To the second floor is a further store room which benefits from natural light via glazed skylights.

This versatile building is ideal for a range of business operations, including retail, trade, dedicated storage, or warehousing. Externally there is dedicated parking to the front of the property with on street parking adjacent.

Accommodation

Ground Floor Main Building - Trade counter / reception, warehouse, office, 2 store rooms, kitchenette 297.05 sq.m 3,197.4 sq.ft

Mezzanine Store 34.9 sq.m 375.6 sq.ft

Ground Floor Storage Extension - 136.1 sq.m 1,464.9 sq.ft

First Floor - showroom, 2 store rooms, boiler room, 2 WC's 297.05 sq.m 3,197.4 sq.ft

Second Floor - Store 118.1 sq.m 1,271.2 sq.ft

GIA: 883.2 sq.m 9,506.5 sq.ft



Planning

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

Rent

£40,000 per annum.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £25,250 per annum (2025/26).

Services

We are advised that all mains services are available.

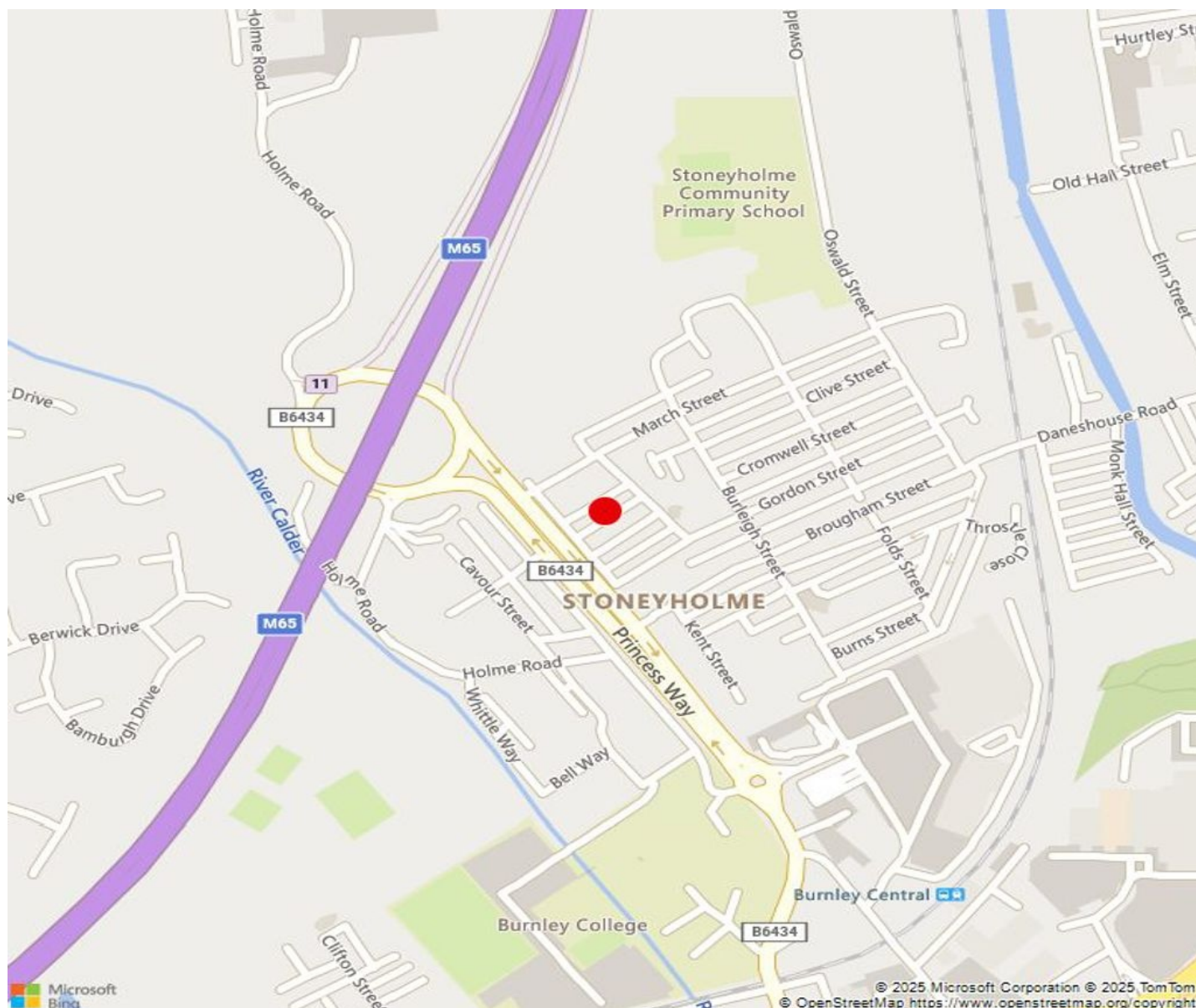
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

