

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



UNIT R BRIERCLIFFE SHOPPING CENTRE BRIERCLIFFE ROAD BURNLEY BB10 1WB

- Prominent Retail Unit in busy neighbourhood shopping centre
- Planning For Hot Food Takeaway
- Circa £195 per week all inclusive
- Occupiers Include Iceland, Coral, Barnardo's and William Hill
- No Rates to pay (under Small Business Relief Scheme)
- Large Communal Car Park
- Extensive parking

LOCATION

Briercliffe shopping centre is located within the Briercliffe area of Burnley approximately 1¼ miles to the North east of Burnley town centre.

The development lies within close proximity to Burnley General Hospital.

DESCRIPTION

Modern retail unit within a neighbourhood shopping centre. Other occupiers include Iceland, Coral, Barnardo's and William Hill

ACCOMMODATION

Sales Area 40.13 sq. m. 432 sq. ft.
Plus kitchenette and WC

SERVICES

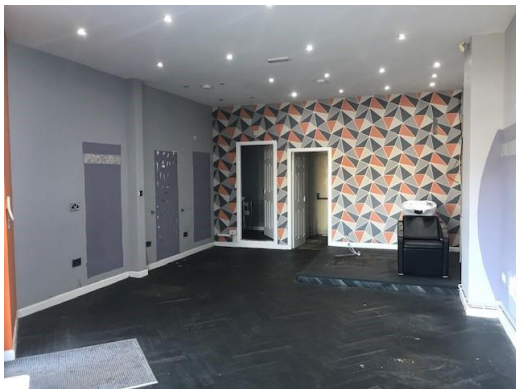
All mains services are available. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

Formerly occupied as a hairdressers. Consent for hot food takeaway use was granted on 6th October 2022. Application Reference FUL?2022/0527. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

A sole occupier would benefit from 100% rates discount under the Small Business Rates Relief Scheme. Contact Burnley Council on 01282 425011 to confirm. (Current rateable value £4,050).



RENTAL

£7,800 per annum. (£150 per week).

LEASE TERMS

The accommodation is available by way of an effective full repairing and insuring lease for a term of years to be agreed. (Building insurance approximately £100 per annum).

SERVICE CHARGE

A service charge is levied on all occupiers of the shopping centre for management and maintenance of the common areas. Currently £713 per annum.

VAT

VAT will be charged on the rent and service charge at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

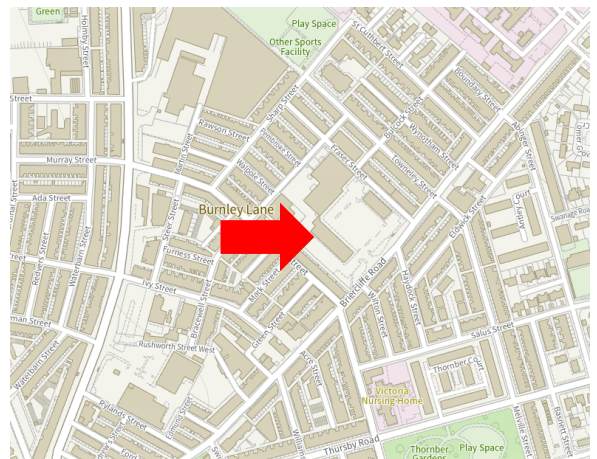
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for all costs incurred.

VIEWING

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



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