

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



**FIRST FLOOR
1-7 HALL STREET
BURNLEY
BB11 1QJ**

- Self contained town centre office suite.
- 142 sq. m (1,528 sq. ft.)
- Central and 4 cellular offices.
- Permitted car parking.

LOCATION

The offices are situated in the centre of Burnley on Hall Street, close to its junction with Keirby Walk, and adjacent to the Charter Walk Shopping Centre car park.

DESCRIPTION

A self contained suite of first floor offices with its own entrance on Hall Street.

The accommodation comprises a ground floor entrance lobby, with stairs leading to the first floor to include an entrance foyer, a general office, four private offices and a kitchen/staff room, part of which has been partitioned to create a store room.

The offices are carpeted, have fluorescent lighting throughout and heating via electric panel heaters and ceiling cassette air con units. The windows are modern UPVC double glazed sealed units.

The suite has integral ladies and gents toilets.

ACCOMMODATION

Entrance Foyer	7.62 sq. m	(82 sq. ft.)
Offices	110.65 sq. m	(1,191 sq. ft.)
Kitchen, staff room		
Including partition store	23.69 sq. m	(255 sq. ft.)
TOTAL AREA	141.96 sq. m	(1,528 sq. ft.)

EXTERNALLY

To the rear of the property is the landlord's car park where permits are available.

SERVICES

Mains water and electricity.

SERVICES RESPONSIBILITY

It is a prospective 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

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

RATING

The Valuation Office website confirms a rateable value of £8,000. Contact the Local Rating Department on 01282 425011 to confirm rates payable. Small Business Rating Relief may apply.

LEASE TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed, and at a commencing rent of £8,000 per annum (£154 per week) exclusive of rates, VAT and all other outgoings.

VAT

VAT is charged on the rental.

SERVICE CHARGE

The landlord charges a quarterly service charge for the upkeep and maintenance of the common areas of the parade.

LEGAL COSTS

The ingoing tenant to contribute £375 plus VAT towards the landlord's legal costs.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT (01282 458007) OR CARTER TOWLER on (0113 245 1447).

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