

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

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

TO LET



**2 – 6 ARTHUR STREET
BRIERFIELD
BB9 5SQ**

- Available by Assignment.
- Double fronted shop premises
- Popular residential area

LOCATION

Situated within Brierfield on Arthur Street which is to the rear of Colne Road the main neighbourhood shopping area. The property is adjacent to Brierfield Health Centre and the Sure Start childrens centre.

Arthur Street is accessed from Halifax Road which links with Colne Road (A682) the main arterial route through Brierfield town centre.

DESCRIPTION

Retail sales shop with storage accommodation within the first floor. The property was originally built as three cottages but has been knocked together and opened out at ground floor to provide the current retail unit. The first floor provides four main rooms plus w.c.'s.

ACCOMMODATION

<u>Ground Floor</u>		
Retail Sales Area	82 sq.m.	883 sq.ft.
Rear		
Stockroom/office	13.7 sq.m.	147 sq.ft.
<u>First Floor</u>		
Gross Area divided to provide 4 stockrooms & w.c.	97.9 sq.m.	1,054 sq.ft.

EXTERNALLY

Small rear yard.

SERVICES

All mains services are connected. It is the incoming 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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £6,900 we are verbally informed by the Local Authority

ASSIGNMENT

The property is available by way of Assignment of the existing Lease.

The current Lease ends on the 11 January 2030 and a copy is available upon request.

RENTAL

Upon Request

VAT

VAT is not applicable we are informed.

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 their own 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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