

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE/TO LET**



**7 BROWN STREET  
BURNLEY  
BB11 1PJ**

- Town Centre.
- Ground floor lock up retail premises.

## LOCATION

The property is situated within Burnley town centre in an established retailing location just off St. James Street close to Marks & Spencer and Howarth Gallery.

## DESCRIPTION

The property comprises of a ground floor town centre lock up premises.

## ACCOMMODATION

Sales Area	27.03 sq. m	291 sq. ft.
Rear Store	9.20 sq. m	99 sq. ft.

## SERVICES

The premises benefits from all mains services. No Gas. It is the prospective purchaser's/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 prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The current rateable value is £3,000. Parties are advised to contact the Local Authority on 01282 425011 to confirm rates payable as relief may be available under the Small Business Rating Relief Scheme.

## RENTAL

**£100 per week**

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease.

## PRICE

**£50,000**

## VAT

VAT is not charged on the sale price/rental.

## TENURE

Leasehold or long leasehold of 250 years subject to a fixed ground rent of £250 per annum.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

The ingoing tenant/purchaser to be responsible for the landlord's reasonable legal costs. In the event of a sale then each party to pay their own costs.

## MONEY LAUNDERING

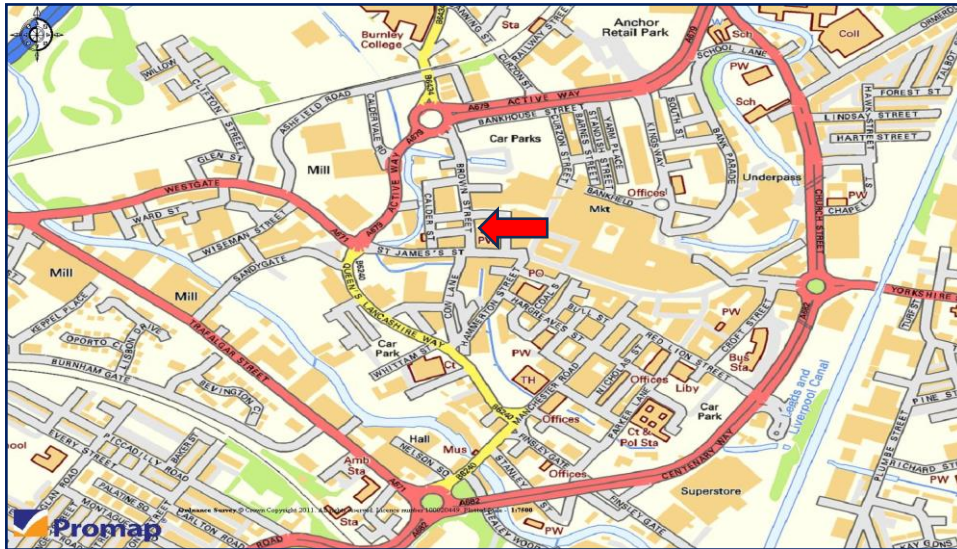
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

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

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