

# TO LET



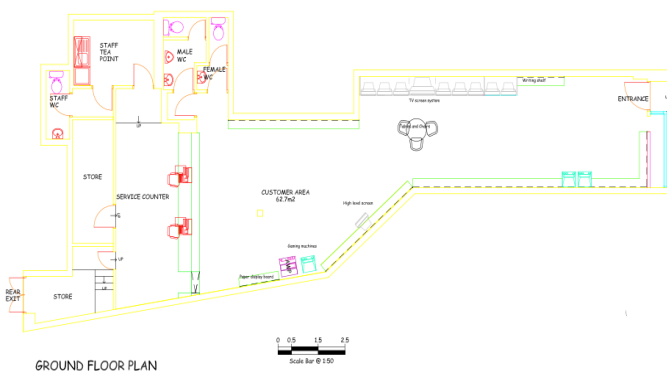
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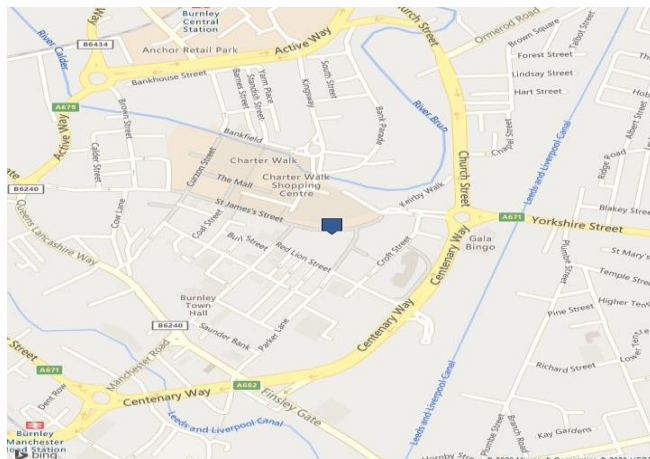


28 St. James's Street, Burnley, Lancashire, **BB11 1NQ**

Modern Ground Floor retail in popular location  
1,305 Sq Ft (121.23 Sq M)

- Open Plan Layout
- Modern Fit Out
- Flexible lease terms
- Main Road location





## Location

The property is situated in a prominent position on St James Street being adjacent to Natwest Bank with other retailers in the vicinity including Wilko, Boots, McDonalds and opposite the main redeveloped Charter Walk Shopping Centre Burnley is located in the county of Lancashire in the North West of England. The market town is connected to the rest of the country via Junctions 9, 10 and 11 of the M65 motorway. In addition the A56 links into the M66 and there are also further trunk road links, including the A646, A679 and A671. Public transport is provided via the town's four railway stations and bus services are located at Burnley Bus Station.

The property is located in St James Street in the town centre, on the section between the junctions with Parker Lane and Manchester Road. St James Street has been pedestrianised and is occupied by both individual shops and the Charter Walks Shopping Centre.

## Description

Ground floor retail unit with open plan layout, disabled WC, staff WC and kitchen

The unit benefits from a modern fit out with AC, suspended ceiling, large glazed frontage with double doors and open plan layout.

The unit was occupied by LadbrokesCoral betting shop

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

on Net Internal Area basis to provide the following floor areas:

Ground Floor	1,305 sq ft	121.5 sqm
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## Asking Rent

£26,035 pa

The premises are held on a lease expiring 27/02/2027 so consideration will be given to Ex Act short terms leases, sub lettings, assignment of current lease or a new long term lease

## Business Rates

Rateable Value: £19,250

## EPC

Available upon request

## VAT

If VAT is applicable on this property it will be at the prevailing rate.

## Legal Costs

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

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

**DanRodgers**

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