

store  
01282 451826  
pendleside.org.uk

TO LET

TO LET

M

UNIT 3

Quoting Rent: £30,000 pax

54 Church Street,  
Burnley, Lancashire,  
BB11 2DL

Local Occupiers Include

chaiiwala



### DESCRIPTION

The property has the benefit of a fully glazed display frontage with roller shutter security. Internally the premises have been partitioned to create a sales area to the front with storage, office, kitchen and WC facilities to the rear. The property would lend itself to a variety of retail and trade counter uses subject to the appropriate planning consent. Externally, this unit benefits from parking onsite and large frontage facing onto A682.

### UNIT SIZE

Total Area: 3,200 sq.ft (298 sq.m)

### RENT

£30,000 per annum, exclusive of VAT

### BUSINESS RATES

Rateable Value: £30,500

### SERVICE CHARGE & INSURANCE

Service Charge: £4,144

Insurance: £719

### ENERGY PERFORMANCE

EPC rating of C. Further information available upon request.

### PLANNING

We understand that the property has a Class E planning consent. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### DEVELOPMENT

Will consider a split of the property.



4

Retail Units On-Site



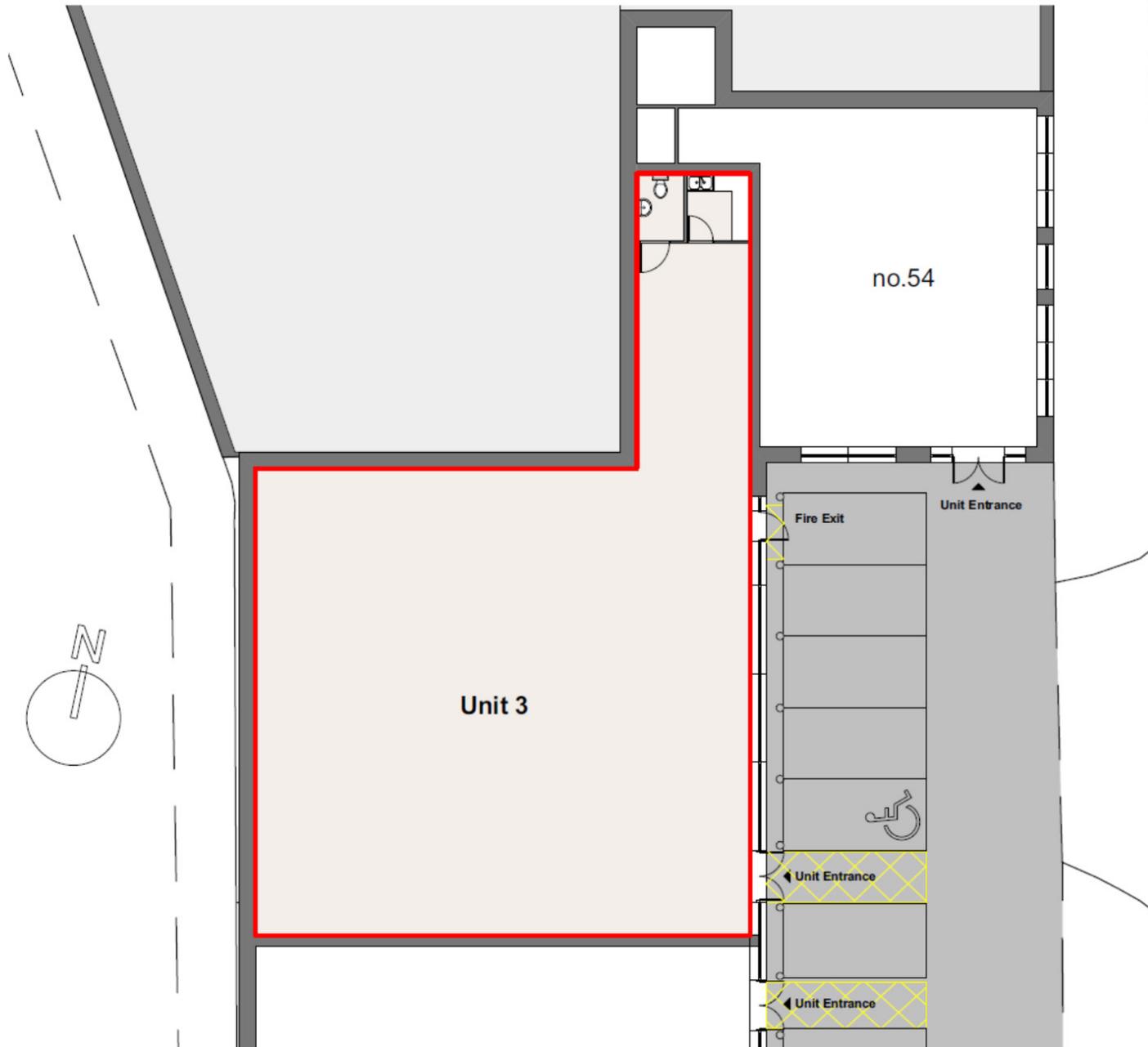
**3,200 sq.ft**

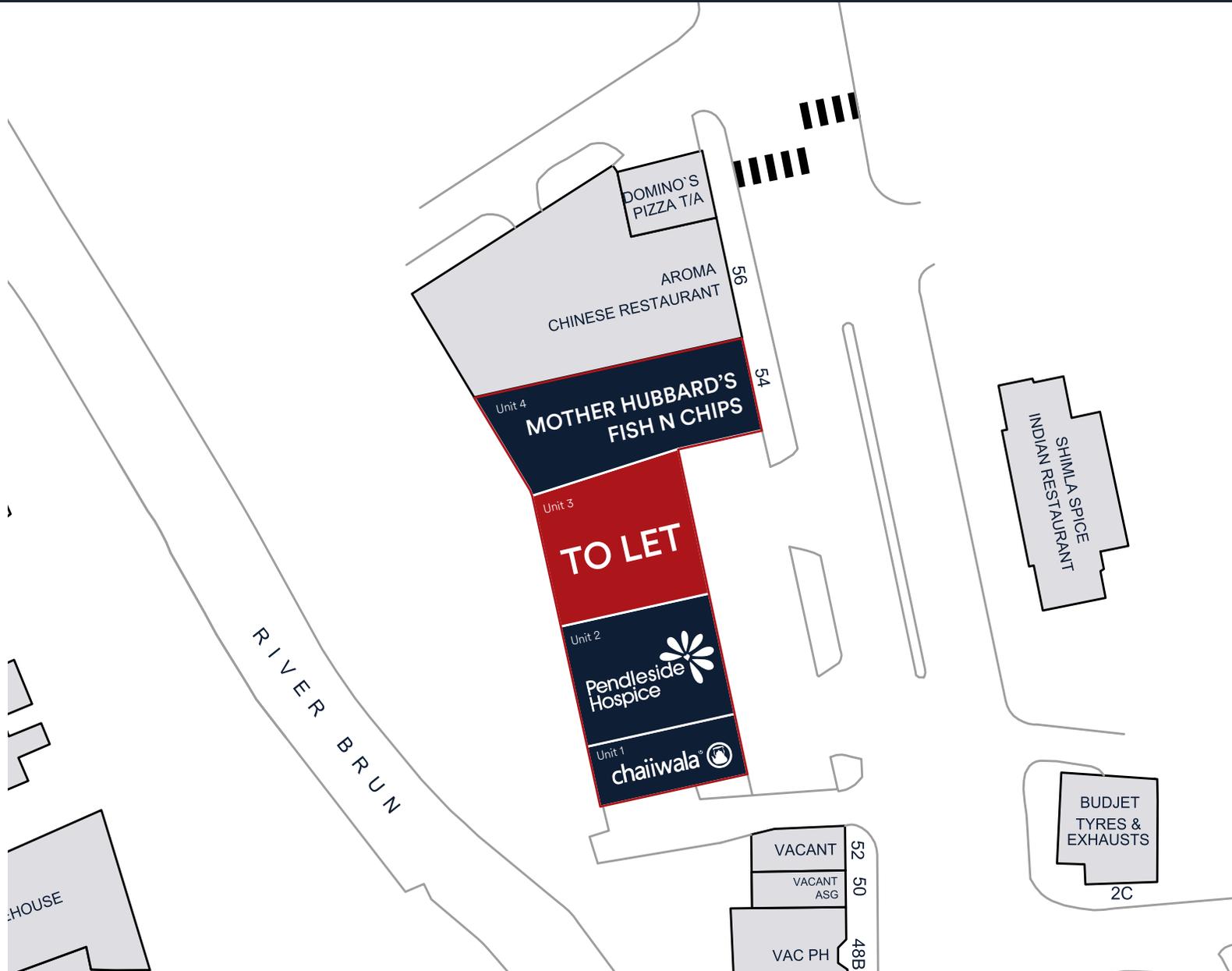
Total Unit Area



**What Three Words**

lame.stream.rental





## SHEET ANCHOR EVOLVE

part of M<sup>2</sup>Core



**Harry Eades**

07564 052326  
HEades@saevolve.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agents

**RAWSTRON**  **JOHNSON**

**Anthony Jackson**

07711 944404  
anthony@rj-ltd.co.uk

 **petty**  
COMMERCIAL

**Ben Watson**

02182 456677  
ben.watson@pettycommercial.co.uk

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.