



45 Croft Street
Burnley, BB11 2EF

TOWN CENTRE TAKEAWAY UNIT

516 sq ft
(47.94 sq m)

- Located in The Heart of Burnley's retail core
- Adjacent to bus station
- Hot Food Takeaway use



45 Croft Street, Burnley, BB11 2EF

Summary

Available Size	516 sq ft
Rent	£12,000 per annum
Rateable Value	£5,700 The property will qualify for full Business Rate relief
VAT	Applicable. All figures are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (53)

Description

The property comprises a small ground floor takeaway unit set within a prominent retail block fronting Croft Street in Burnley town centre. Internally the accommodation is divided to form a ground floor sales area with w/c to the rear. The unit benefits from excellent display frontage.

Location

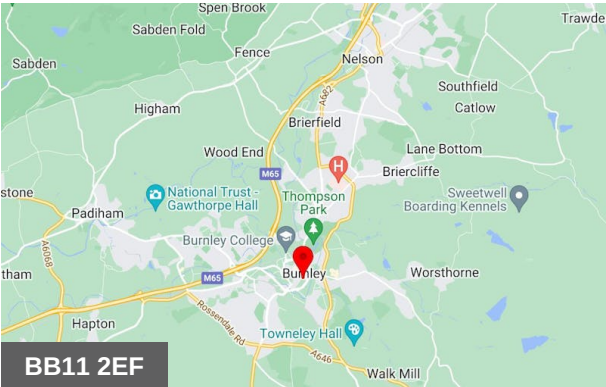
The property is prominently located fronting Croft Street in the heart of Burnley's retail core. The property also lies in close proximity to the Charter Walk Shopping Centre and Burnley's main bus station.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

Planning

The unit has Sui Generis Hot Food Takeaway planning use class. Interested parties are advised to check with the local authority.



Viewing & Further Information

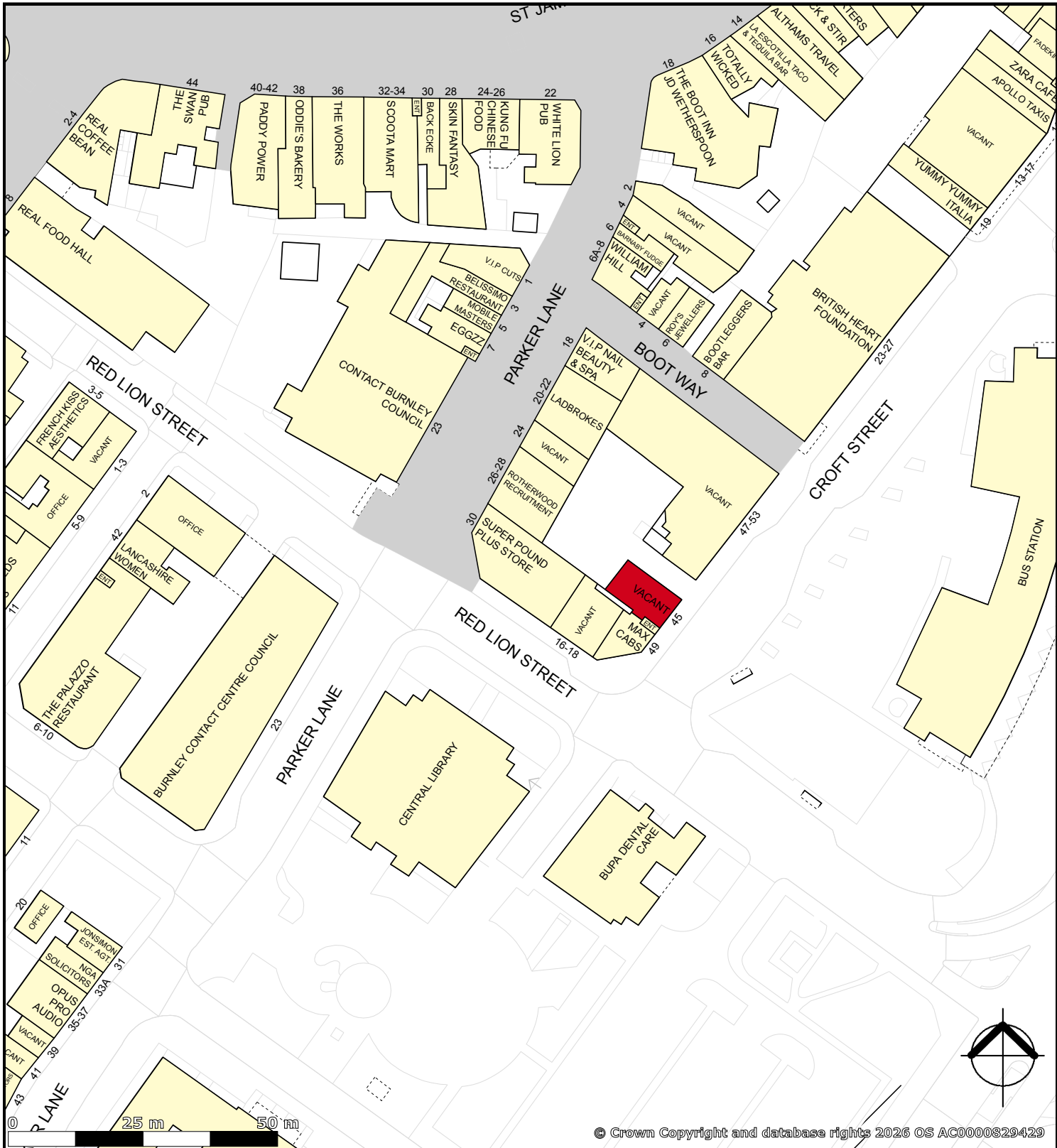


Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk

45 Croft Street, Burnley, BB11



created on **edozo**

Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract