



4 Keirby Walk

Burnley, BB11 2DE

TOWN CENTRE RETAIL UNIT

1,223 sq ft
(113.62 sq m)

- Located in the heart of Burnley Town centre
- Suitable for various uses (STP)
- Prominent position

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Summary

Available Size	1,223 sq ft
Rent	£13,000 per annum
Rateable Value	£7,000 The property will benefit from full rate relief
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

The property comprises a ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear staff/storage accommodation. There is further space available in the basement.

Location

Keirby Walk is a popular shopping parade located in the heart of Burnley's busy town centre. Keirby Walk leads to St James Street and the prime retail core of Burnley. Keirby Walk is home to a complimentary mix of national and independent retailers.

The property also lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

Accommodation

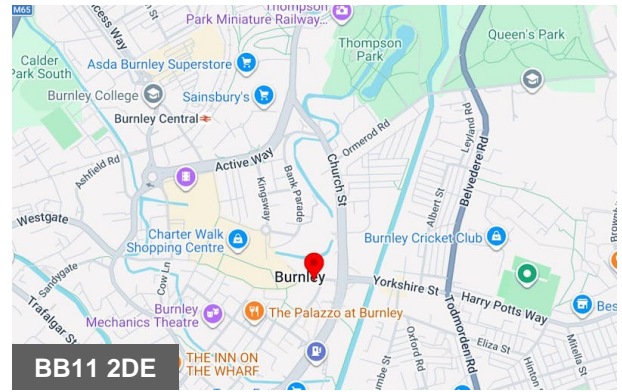
Name	sq ft	sq m
Ground	676	62.80
Basement	547	50.82
Total	1,223	113.62

Viewings

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £13,000 per annum exclusive of VAT, service charge, insurance, business rates, utility costs and any other outgoings.

Planning

We understand the unit has E Class planning consent, however advise interested parties to make their own enquiries via the local authority.



Viewing & Further Information



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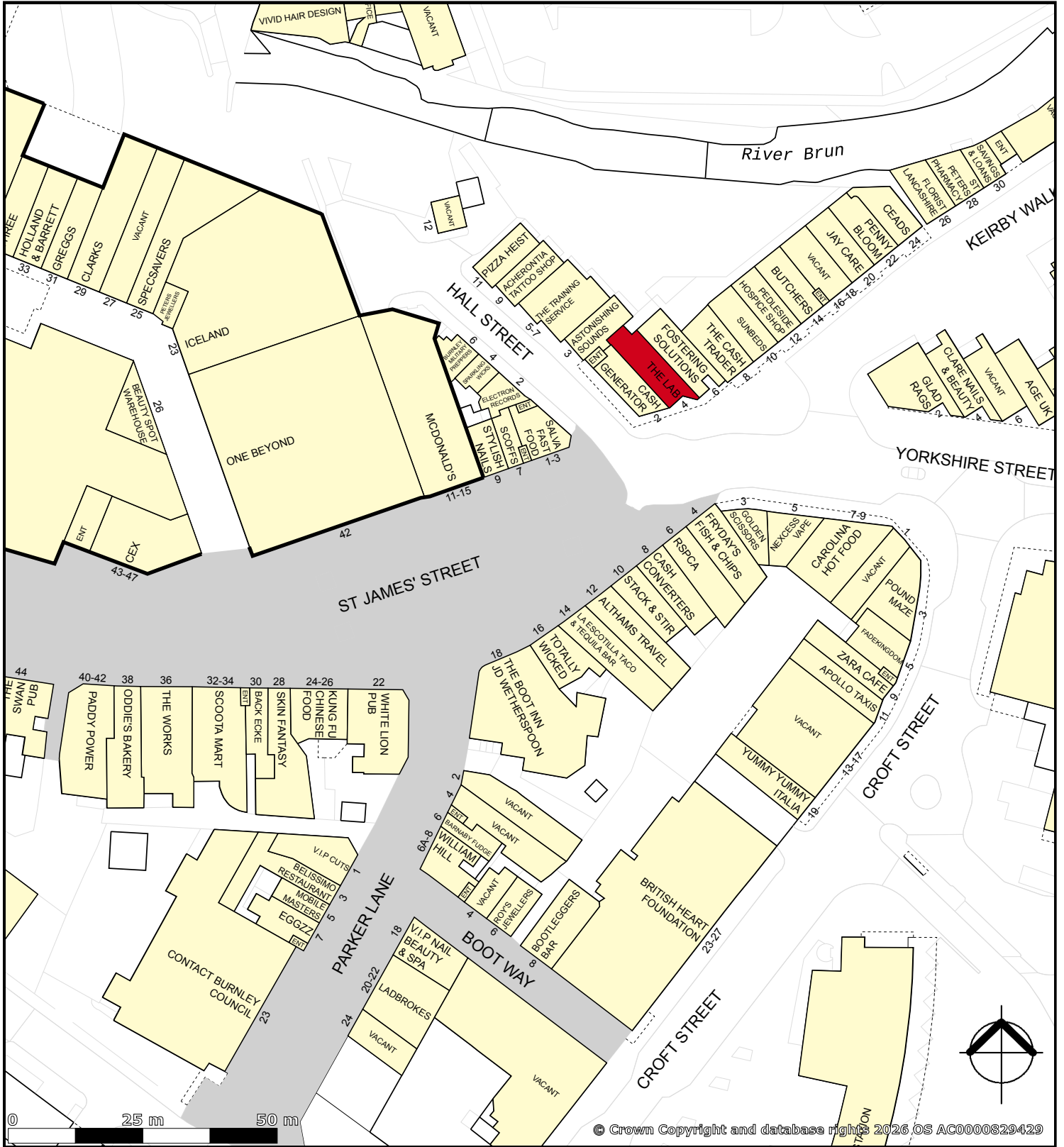


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Plotted Scale - 1:1,000