



24 Parker Lane

Burnley, BB11 2BY

TOWN CENTRE RETAIL UNIT

662 sq ft
(61.50 sq m)

- Prominent location
- Potential for many uses (STP)
- Pedestrianised shopping area



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Summary

Available Size	662 sq ft
Rent	£12,000 per annum
Rateable Value	£10,750 The unit may benefit from full rate relief
VAT	Applicable. The property is elected for VAT.
EPC Rating	D (98)

Description

The property comprises a ground floor retail unit located within a modern shopping parade. Internally the accommodation is divided to form a ground floor sales area with rear storage/staff accommodation. Externally to the rear of the property there is a shared service yard.

Location

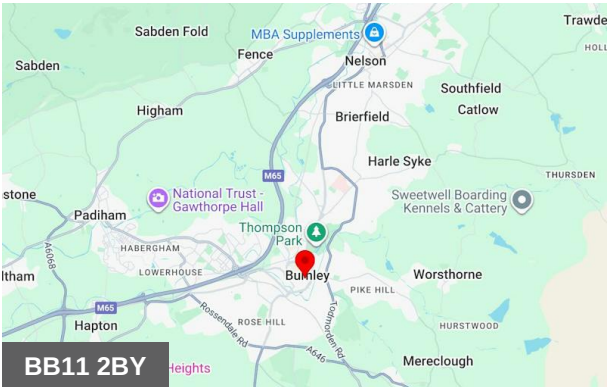
The property occupies a prominent position fronting Parker Lane in the heart of Burnley town centre's prime retail core. This part of Parker Lane has been pedestrianised and therefore benefits from high footfall due to this being a busy thoroughfare between the Bus Station and the prime shopping area. Immediately surrounding the property is a complimentary mix of national and independent retailers.

Terms

The property is available on the basis 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, utilities, building insurance, service charge, VAT and all other outgoings.

Planning

We understand the property benefits from E Class planning consent however advise interested parties to make their own enquiries with the local authority.



Viewing & Further Information

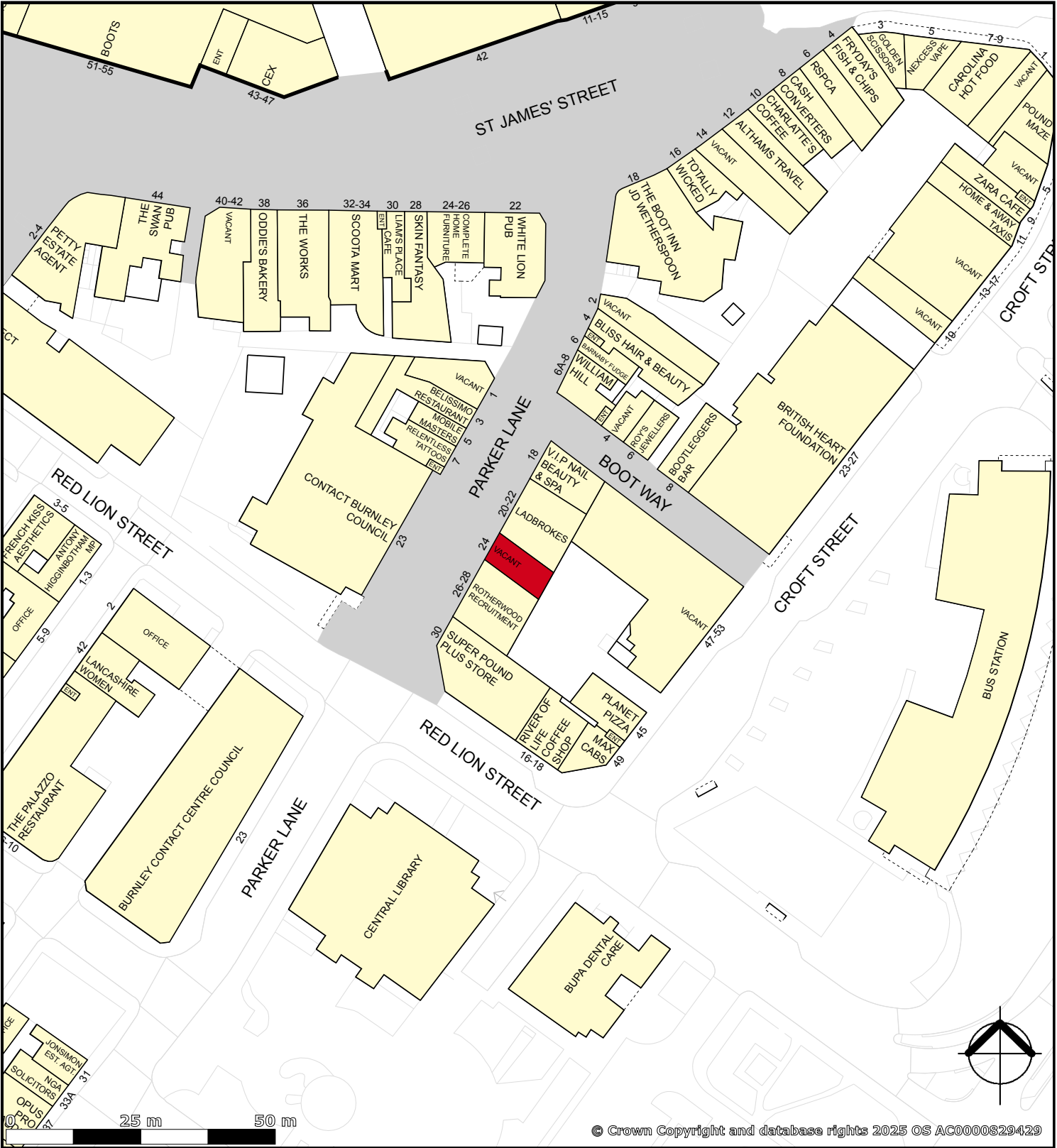


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created on edoza

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