

Unit 1 Queens Lancashire Way,  
Burnley BB11 1HA

to let

Commercial Retail premises  
702.54 SQM (7,562 SQFT)



£Rental on application

- Self-contained ground floor retail premises
- High quality fit out
- Prominent unit close to Burnley town centre
- Large, communal, on site car parking for up to 70 vehicles in total
- Suitable for a variety of uses subject to necessary planning consents

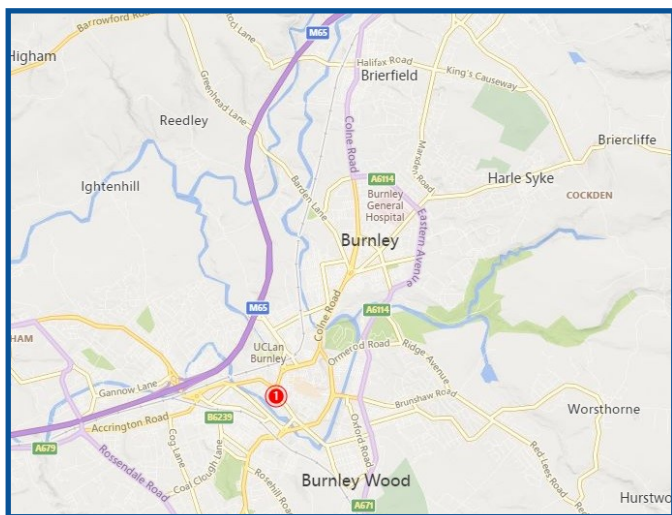
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Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

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## Location

The subject premises are located on the outskirts of Burnley town centre in an elevated position directly opposite Newtown Mill that is currently undergoing redevelopment to provide an extension to the University of Central Lancashire. The subject fronts Queens Lancashire Way (B6240) at its intersection with Westgate, St James Street and the A679.

## Description

The premises comprises a modern purpose built retail warehouse which has previously been occupied as a food store. The unit presently offers a high standard fit out incorporating walk-in fridge, freezers along with quality open plan retail space presentation with suspended ceilings and tiled floors.

The property benefits a large car park providing parking for circa 70 vehicles which is shared with the adjoining unit.

## Services

We understand the premises benefits all main services to include mains water, drainage, gas central heating and three phase electric. Please note the neither service connections or appliances have or will be tested prior to completion.

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Retail Area	489.40	5,268
Warehouse, WCs, staff room & store rooms	162.14	1,745
Mezzanine	51.00	549
<b>TOTAL</b>	<b>702.54</b>	<b>7,562</b>

## Rating

The property has the following entries in the 2023 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£47,000	£24,064 p.a.

## Planning

The premises have previously been utilised as a food store and are considered suitable for a variety of commercial/retail uses subject to planning consents where necessary. Interested parties should make their own enquiries with the Local Planning Authority to ensure their proposed use meets with current planning permissions.

## Tenure

The property is available by way of an effective full repairing and insuring lease on terms to be negotiated.

## Rental

On application. A deposit will be required, subject to status.

## Legal costs

Each party to be responsible for their own legal costs in any transaction.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be subject to the prevailing rate. Your legal adviser should verify.

## EPC

An Energy Performance Certificate will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents  
 Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
 Tel: 01772 876456

## Subject to contract

Dec 2022 Ref: AG0664

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### Anti Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

### Subject to contract

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