

TO LET

3 STOREY RETAIL PROPERTY



117 ST. JAMES'S STREET, BURNLEY, BB11 1PP

LOCATION

The property is positioned in a highly prominent location on the corner of St James Street and Bethesda Street.

The building is adjacent to Marks & Spencer's, and The Skipton Building Society but also within close proximity to Next and Primark.

Burnley is a town in East Lancashire with a population of approximately 78,000 residents and within a close proximity to the M65 motorway with links to Blackburn, Preston and Manchester.

DESCRIPTION

An ornate stone built retail premises in a highly prominent position next to Marks & Spencer's in Burnley town centre.

The property was previously occupied by Subway, and has double display return frontage on the corner of St James Street and Bethesda Street.

The three storey property has granite columns, and large windows across each level.

The premises offers open retail accommodation on the ground floor with ancillary storage and offices on the upper floors.

The site is ideal for a hair, beauty, or makeup business, and is available for immediate occupation.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Ground Floor Sales	57.60 sq.m.	620 sq.ft.
First Floor	33.77 sq.m.	364 sq.ft.
Second Floor	36.85 sq.m.	397 sq.ft.
Total NIA	128.22 sq.m.	1,381 sq.ft.

TERMS

The whole property is available by way of a new full repairing and insuring lease for a minimum term of three years.

RENTAL

£13,500 per annum exclusive.

RATES

We understand the property has a Rateable Value of £10,250 per annum.

A prospective tenant is likely to benefit from 100% discount with the Government's Small Business Rates Relief Initiative, but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Tel: 0113 244 9020 / www.bht.uk.com

ENERGY PERFORMANCE CERTIFICATE

Awaiting re-assessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Via the joint agents:-

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Subject to Contract
May 2025

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed