

# TO LET

54 Church Street, Burnley, Lancashire BB11 2DL

Total  
Development  
**14,306 Sq.ft**  
(1,329 Sq.m)

**100%**  
Rates Relief  
Available\*  
due to Covid-19

- Prominent retail premises with storage
- On site customer parking available
- Established complex within close proximity to Burnley town centre
- Suitable for various retail/trade uses subject to the appropriate planning consent



Occupiers include:





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Total  
Current Units

5

## Possible Uses

- A1** Shops
- A3** Restaurants/Cafes
- A5** Takeaways

## Description

A fully refurbished former showroom, now separated into 4 trade retail units, prominently situated on an arterial route into Burnley town centre. Dedicated private parking available.

Serving densely  
populated  
residential area



# TO LET

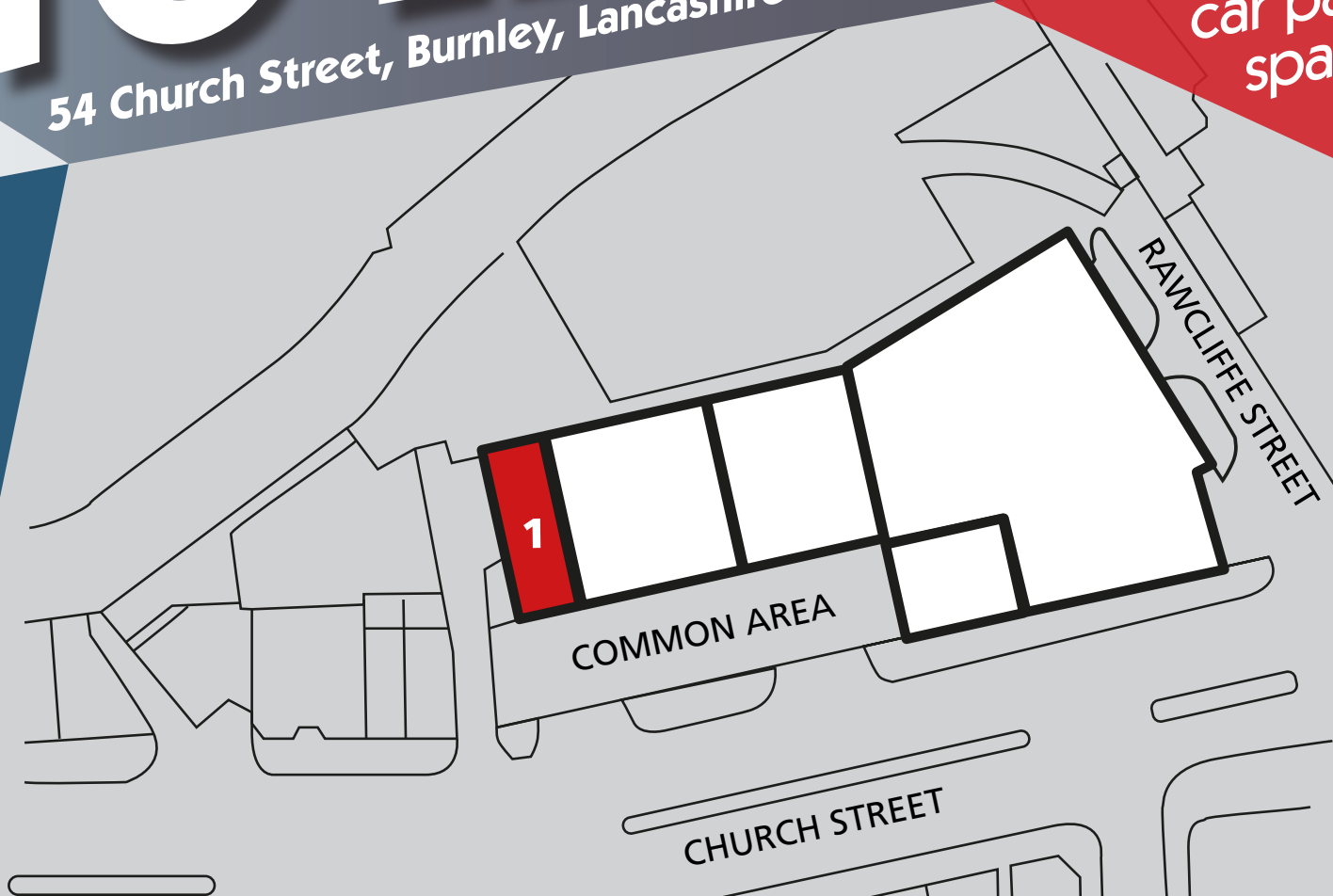
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Ample

car parking spaces

Units ready for immediate occupancy

The property has the benefit of a fully glazed display frontage with roller shutter security. Internally the premises have been partitioned to create a sales area to the front with storage, office, kitchen and WC facilities to the rear. The property would lend itself to a variety of retail and trade counter uses subject to the appropriate planning consent. Externally the property benefits from a shared car park with adequate customer parking available.



UNIT 1	sq.ft	sq.m
Ground Floor	1,030	95
RENT	£15,000 per annum	
RATEABLE VALUE	£12,500 per annum	
RATES PAYABLE*	£0	
ENERGY PERFORMANCE	Band B Rating 46	



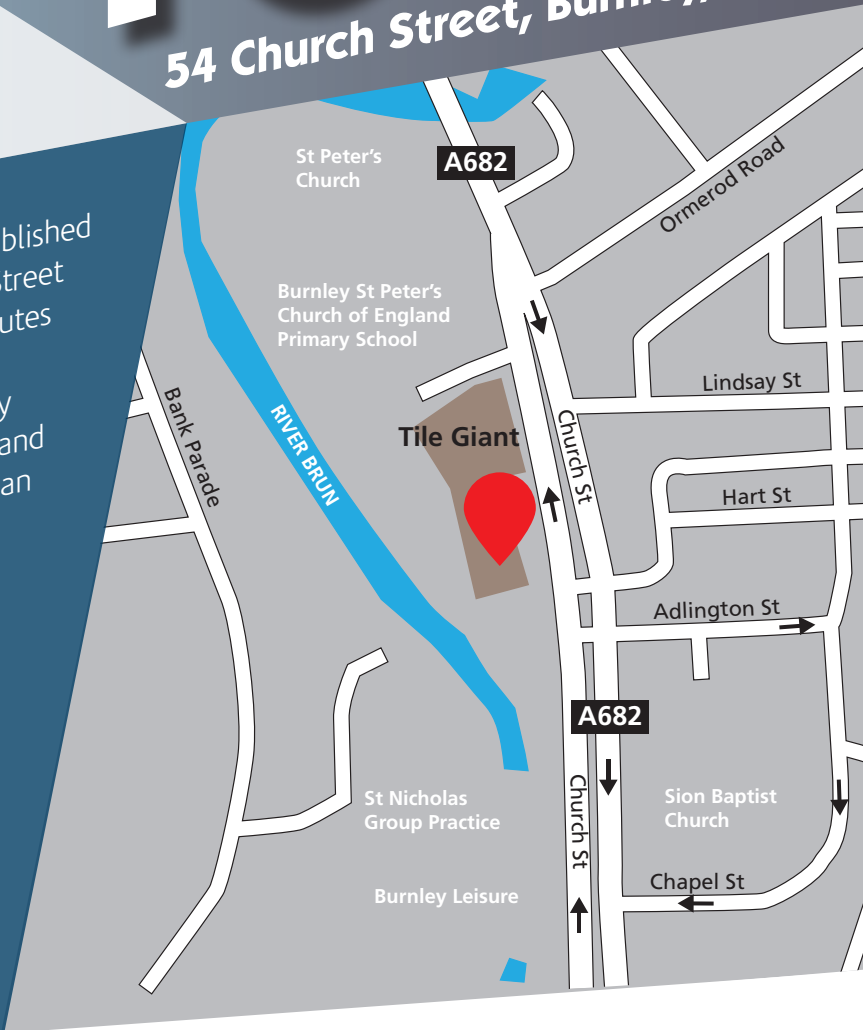
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Main Road  
Location

**BB11 2DL**

The property is situated on an established retail business parade off Church Street (A682), one of the main arterial routes leading into Burnley town centre. Occupiers in the immediate vicinity include Domino's pizza, Tile Giant and Bath Store. The property occupies an end parade.



## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

Electricity and water supplies are laid on with drainage to main sewer.

## Energy Performance

Further information available upon request.

## Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Rates Relief\*

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries to the local authority.

## Viewing

Strictly via prior appointment with the appointed agents:



**Ben Watson**

T: 01282 456677

E: [commercial@petty.co.uk](mailto:commercial@petty.co.uk)

[www.pettycommercial.co.uk](http://www.pettycommercial.co.uk)

**LCP**

**01384 400123**

[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

**Martin Wade**

M: 07503 060206

E: [MWade@lcpproperties.co.uk](mailto:MWade@lcpproperties.co.uk)

\*Potential occupiers to make own enquiries to clarify accuracy of data.