

TO LET



Retail/office premises with substantial car park/yard

Unit 3 Trafalgar Street Retail Park, Trafalgar Street, Burnley, BB11 1TQ

- ✿ Prominent retail/office extending to over 780 sq ft
- ✿ Highly visible position close to McDonald's, Screwfix, KFC, and Burnley College
- ✿ Rear yard/car park to the rear of the site for 25 cars/vans
- ✿ Communal forecourt parking directly in front of the premises
- ✿ Modern retail premises in highly prominent main road position
- ✿ Previously occupied by Enterprise Car Hire
- ✿ Highly prominent main road location ideal for car hire business
- ✿ Open plan sales area, private office, modern kitchen, and male & female toilets
- ✿ Available for immediate occupation
- ✿ Free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Trafalgar Street close to the junction with Burnham Gate.

The property is in a highly prominent main road location close to KFC, Screwfix and McDonalds.

Trafalgar Street is one of the busiest roads into Burnley, but also has good access to the M65 motorway.

Description

A highly prominent office/retail premises on a main road position on the edge of Burnley centre.

The property has been occupied by Enterprise Car Hire for over 10 years, and offers an open plan sales area with private office, modern kitchen and both male & female toilets.

The property has car parking directly in front of the site together with a gated yard at the rear providing a further 25 parking bays.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Sales Office	6.7m x 5.2m	374.6	34.8
Private Office	5.3m x 2.2m	124.9	11.6
Kitchen	2.1m x 2.7m	61.5	5.7
Male Toilets	2.1m x 1.3m	29.1	2.7
Female Toilets	2.1m x 2m	45.2	4.2
GIA		635.3	59

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£20,000 per annum plus VAT.

Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £12,000 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and business rates liability, the tenants are to be responsible for all services connected to the property, the annual estate service charge, which is currently £100 plus VAT per month, and the buildings insurance, which will be recharged by the landlords.

Services

The property has the benefit of mains electricity, and water, which we understand is sub-metered

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

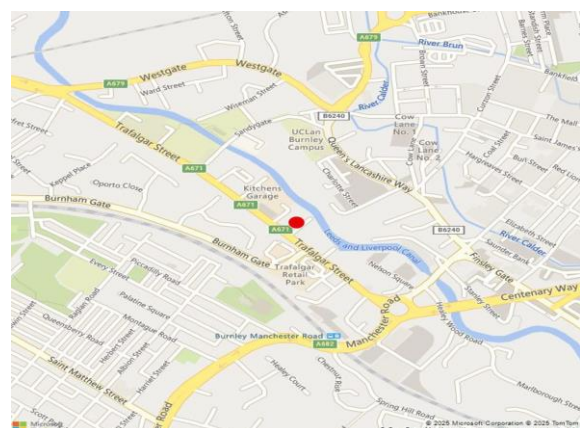
Viewings

Please contact the agents:

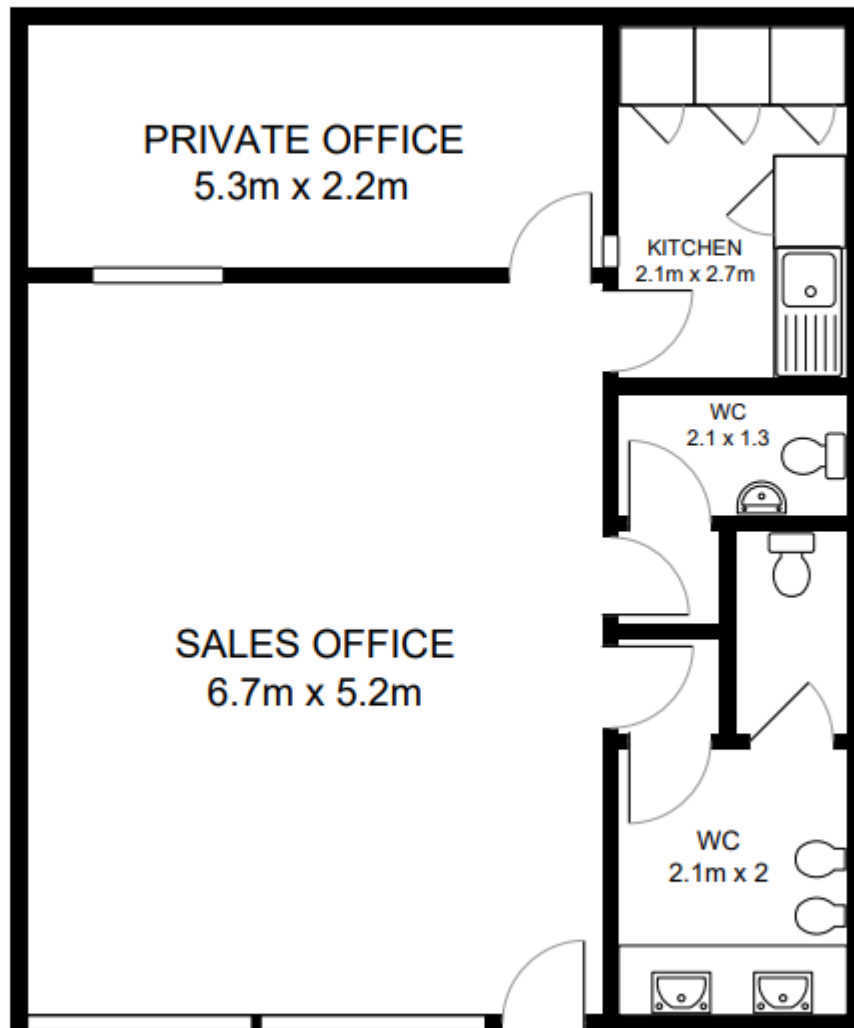
Whiteacres Property
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Padiham,
BB12 8HG

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GROUND FLOOR RETAIL SPACE (approx 73.26 sq meters, 788.5 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE