

TO LET



Detached trade counter and large car park extending to approximately 3,600 sq ft

Unit 3, Trafalgar Street, Burnley, BB11 1TQ

- ❁ Highly prominent trade counter unit extending to 3,606.2 sq ft (335 sq m)
- ❁ Detached property offering two storey workshop space with two self-contained offices
- ❁ Large concertina loading door, fluorescent lights and three phase electricity
- ❁ Available for immediate occupation and free business rates for eligible tenants
- ❁ Superb location close to McDonald's, KFC, Screwfix, Manchester Road Railways Station and two substantial supermarkets
- ❁ Large gated concrete yard providing a loading area with excellent car parking
- ❁ Ideal for tyre, MOT, Windscreen repairs or similar uses (subject to obtaining the necessary planning consent)

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

Location

The property is positioned on the corner of Trafalgar Street and Manchester Road in an extremely busy and high profile location.

The property is located close to McDonald's, KFC, Screwfix, Manchester Road train station and two substantial supermarkets.

The premises is within a short drive of junction 10 of the M65 motorway and within walking distance of Burnley town centre.

Description

A former Auto Glass premises in a highly prominent main road position.

The site comprises of a two storey workshop with a single storey office block and a substantial gated yard.

The property is brick construction and has a modern insulated roof, fluorescent lighting, concrete floors, modern kitchen, 3 phase electricity and UPVC double glazing.

The site has a personnel entrance together with a substantial concertina door which is 3.6 metres high and 7 metres wide.

The site is ideal for a trade counter business, tyre fitting depo, MOT station or other similar uses (subject to obtaining the necessary planning consent).

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground floor workshop including kitchenette and toilets	14.5m x 10m	1,555.4	144.5
Two offices and staff kitchen	11.8m x 3.6m	457.3	42.8
First floor workshop (excluding stairwell)	10.8m x 14.4m	1,593.5	148.04
GIA		3,606.2	335.2

Terms

The property is available by way of new full repairing and insuring lease for a minimum term of 3 years.

Rent

£30,000 per annum plus VAT.

Vat

The price quoted is exclusive of VAT, which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for property is:

Ground Floor: £10,000 per annum

First Floor - £10,500 per annum

Please contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants will be responsible for all services connected to the property, the estate service charges and the building insurance which will be recharged by the landlords.

Services

The property has the benefit of 3 phase electricity and mains water.

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:

Kelly McDermott

01282 428486

kelly@whiteacres-property.co.uk

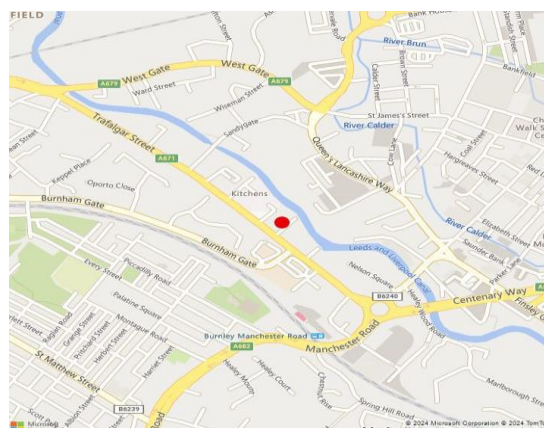
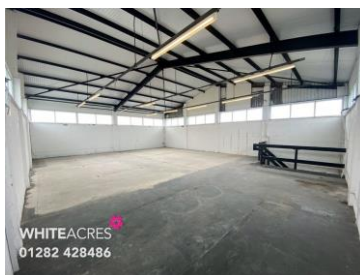
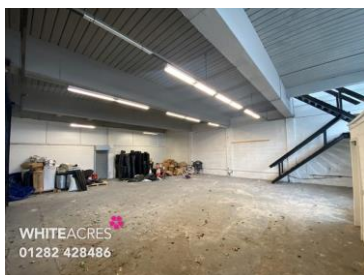
Isaac Warriner

01282 428486

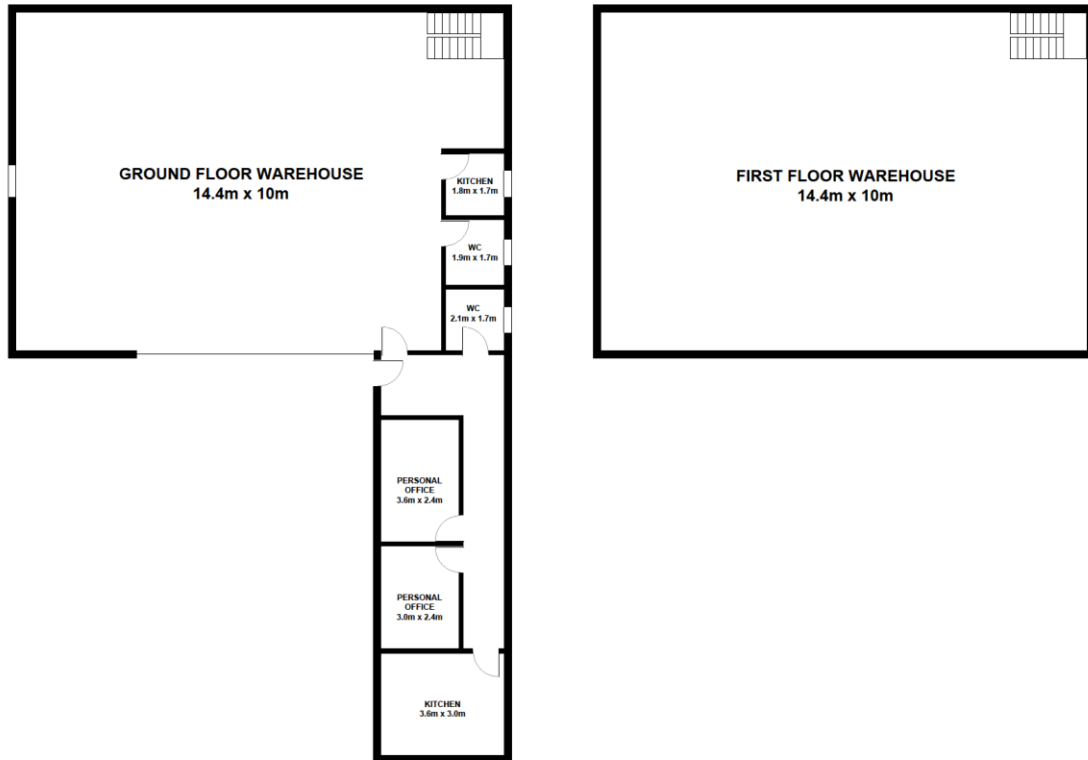
isaac@whiteacres-property.co.uk

Whiteacres Property

Church House,
10 Church Street,
Padiham,
BB12 8HG



TWO STOREY WAREHOUSE UNIT
(approx 324.3 sq meters, 3490.7 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

ENERGY PERFORMANCE CERTIFICATE

National Windscreens Ltd Trafalgar Street BURNLEY BB11 1TQ	Energy rating E	Valid until: 19 November 2024
		Certificate number: 9688-3059-0745-0990-0121

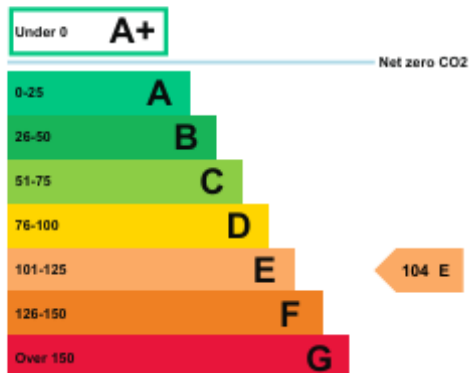
Property type	B1 Offices and Workshop businesses
Total floor area	350 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	33 B
If typical of the existing stock	97 D