

TO LET



Former barber shop in popular location

319 Manchester Road, Burnley, BB11 4HD

- ❁ Former barber shop in main road position
- ❁ Ideal for hair, beauty, makeup, or nails
- ❁ Well presented accommodation with timber floors
- ❁ Storage and toilet facilities on the lower ground floor
- ❁ Two storey accommodation extending to approximately 470 sq ft
- ❁ Parking space to the front of the property
- ❁ UPVC shop frontage with LED lighting
- ❁ No VAT and free business rates for eligible tenants

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

Location

The property is positioned on the edge of Manchester Road which is one of the main routes into the town centre.

The building is located in a popular residential location with other businesses in the vicinity including, Art House hairdressers, and a Premier Convenience Store.

Burnley is a popular town with a mix of commercial and residential properties with an average population of over 78,000 residents.

Description

A former barbers shop located in a popular location on the edge of Burnley town centre.

The property has prominent frontage to Manchester Road, and offers a fully open plan salon space with storage and toilet facilities on the lower ground floor.

The property is well presented with timber flooring, LED lighting, and UPVC shop frontage.

Externally there is a parking space at the front of the property.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground floor retail area	236.8	22
Lower ground floor storage, hallway and WC	240.2	22.3
GIA	477	44.3

Rent

£650 per calendar month.

Vat

Whiteacres have been informed the rent quoted is not subject to VAT.

Terms

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

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £2,850 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 any business rates liability the tenants will be responsible for all services connected to the property and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of mains electricity, and 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.

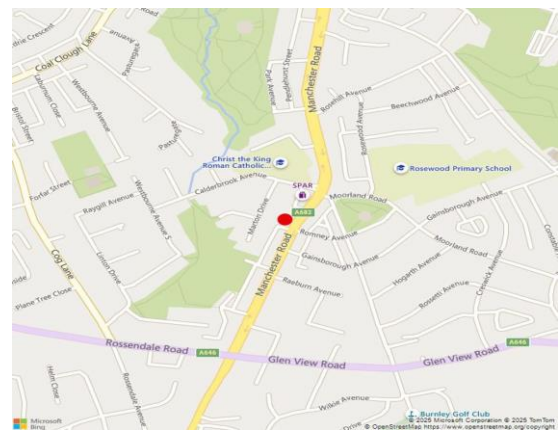
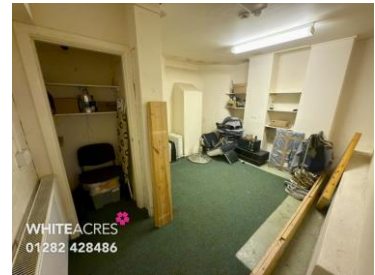
Viewings

Please contact the agents:

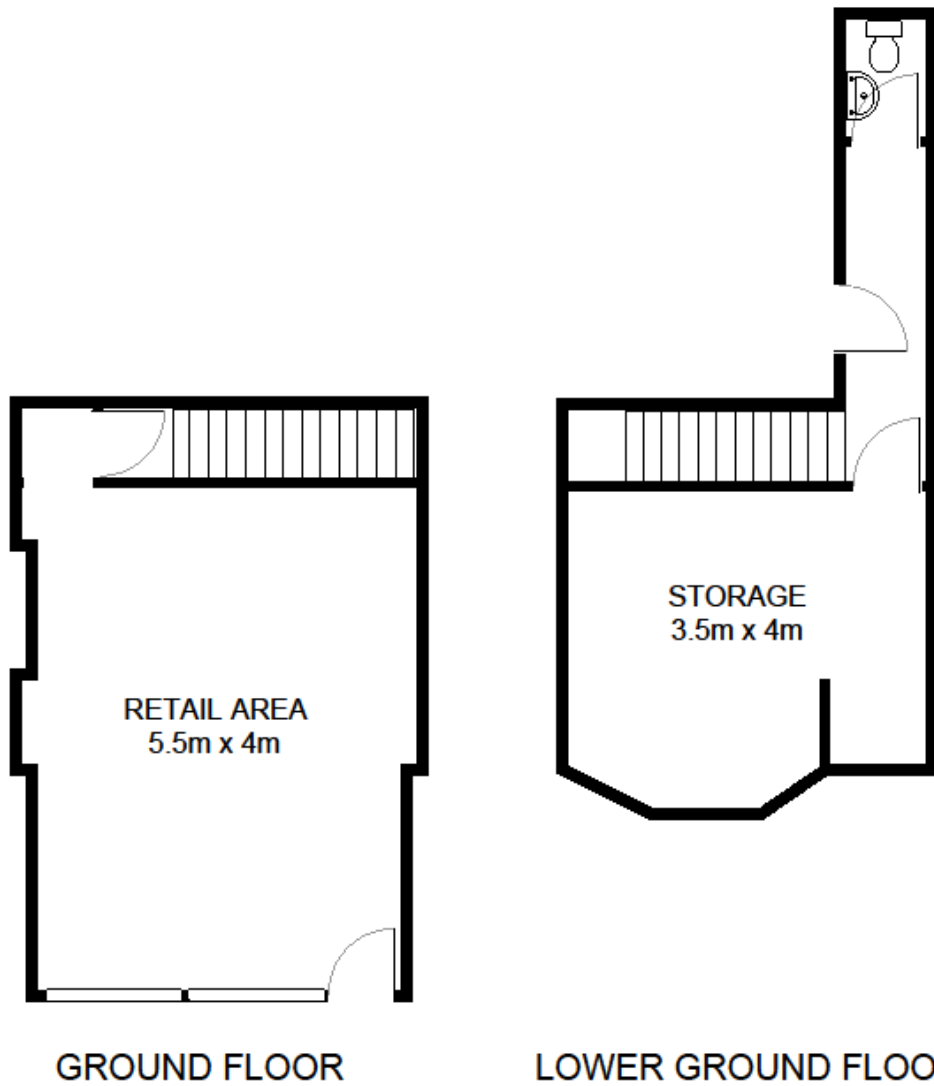
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Whiteacres Property
Church House
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BB12 8HG



TWO STOREY RETAIL SPACE
(approx 44.3 sq meters, 477 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE