

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Self-contained workshop/warehouse unit extending to 1,900 sq ft
- Excellent location close to Burnley Town Centre and junction 10 of the M65
 - New powder coated electric roller shutter door
 - Good natural light and W.C./kitchenette
- Small business rates relief for eligible tenants and no VAT payable on the rent

AVAILABLE FROM THE 1ST OF FEBRUARY 2021

NO CAR USES OR MECHANICS



**1B Arthur Street
Burnley
BB11 1SB**



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WHITEACRES

LOCATION

The property is located on Arthur Street which is off Westgate approximately a quarter of a mile from junction 10 of the M65.

Burnley Town Centre is within walking distance of the property and other businesses in the immediate vicinity include Chorley Nissan, Howdens and Rishton Glass.

DESCRIPTION

A brick-built workshop premises in a prime location close to both Burnley Town Centre and Junction 10 of the M65 motorway.

The building is of concrete frame construction and is fully open plan internally with a solid concrete floor and a new powder coated electrically operated roller shutter door.

The property has the benefit of three phase electricity which is shared with an adjoining unit and the unit also benefits from W.C. facilities and a kitchenette. The workshop unit has good natural light and given its prominent location would be suitable for various uses (subject to obtaining the necessary planning consent).

The property is available from the 1st of February 2021 however the Landlords will not consider any car or mechanical uses within the property.

ACCOMMODATION

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

| DESCRIPTION | DIMENSIONS | SQ FT | SQ M |
|-------------|---------------|---------|-------|
| GIA | 13.7m x 12.9m | 1,905.1 | 177.0 |

RENTAL TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £10,500 per annum.

VAT

We have been verbally informed the rent is not subject to VAT.

BUSINESS RATES

The prospective tenant is likely to benefit from small business rates relief further details of which are available from our office.

The rateable value for this property will however need to be reassessed as it is currently combined with an adjoining property. Prospective tenants must contact Burnley Borough Council on 01282 425011 to confirm this information and understand their liability before making any legal commitment.

SERVICES

We understand the property will have the benefit of a W.C. and kitchenette together with a shared electricity supply from an adjoining unit.

SERVICES 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.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the electricity, water and buildings insurance further details of which are available from our office.

PLANNING

It is the prospective tenant's responsibility to verify their intended use is acceptable to the local planning authority.

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT