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**WHITEACRES** 

# TO LET

- Highly prominent three storey retail premises in a prime town centre position
- Imposing building in corner position with frontage to both Manchester Road and St James Street
  - Formally occupied by Burtons Menswear and Dorothy Perkins offering retail accommodation on the ground and first floor with offices above
- Well presented accommodation with feature lighting, laminate flooring and air conditioning
- Located close to Boots, Wilkinsons, Costa Coffee and Charter Walk shopping arcade
- Versatile building suitable for various uses including leisure (STP) which may split

**PRIME RETAIL SITE AVAILABLE FOR IMMEDIATE OCCUPATION**



Former Burtons Menswear & Dorothy Perkins  
Manchester Road/ St James Street  
Burnley  
Lancashire  
BB11 1NH

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MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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## LOCATION

The property is situated in a highly prominent position on the corner of St James Street and Manchester Road in Burnley Town Centre.

Burnley has a population of over 70,000 residents and is approximately 10 miles away from the towns Blackburn and Skipton.

St James Street is the main retailing parade in the Town Centre with other businesses in the immediate vicinity including Boots the chemist, Costa Coffee, Wilkinsons and Charter Walk shopping centre.

## DESCRIPTION

A substantial three storey building in highly prominent position on the corner of Manchester Road and St James Street in Burnley Town Centre.

The building has been occupied by Dorothy Perkins and Burtons Menswear for many years and offers well presented, open plan, two storey retail accommodation. The retail space is interconnected with an internal staircase and has laminate flooring, feature lighting, air conditioning and is in excellent decorative order throughout.

The property currently has office accommodation on the second floor and two further entrances onto both Manchester Road and St James Street.

## ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground floor sales area	16.6m x 10.9m	1,947.2	180.9
First floor retail sales	10.5m x 14.8m	1,672.7	155.4
Second floor offices	20.2m x 11.4m	2,478.9	230.3
<b>GIA</b>		<b>6,098.8</b>	<b>566.6</b>

## RENTAL TERMS

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

## RENT

The whole building is available by way of a new lease for a term to be agreed at a rent of £65,000 per annum plus VAT.

The building is ideal for a retail use however other uses will be considered including leisure, subject to obtaining the necessary planning consent.

Landlords may give consideration to splitting the site depending on a tenants requirements and further details of which are available on request.

## VAT

The prices quoted are exclusive of VAT which may be payable at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the property has a rateable value of £83,750 and in normal trading conditions the rates payable would be £42,787.84 based on the current business rates multiplier of 0.512.

There is currently a moratorium on high street business rates due to the Coronavirus Pandemic and further enquiries in relation to this cost should be directed to Burnley Borough Council on 01282 425011.

## SERVICES

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

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs

## PLANNING

The property has been occupied by Burtons/Dorothy Perkins for many years as a retail premises. It is the prospective tenant's responsibility to verify the building has the necessary planning consent for their proposed use prior to making any legal commitment.

## OUTGOINGS

In addition to the rent and business rates, the tenants are to be responsible for the buildings insurance, all services connected to the property including water rates and any service charges related to the site.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

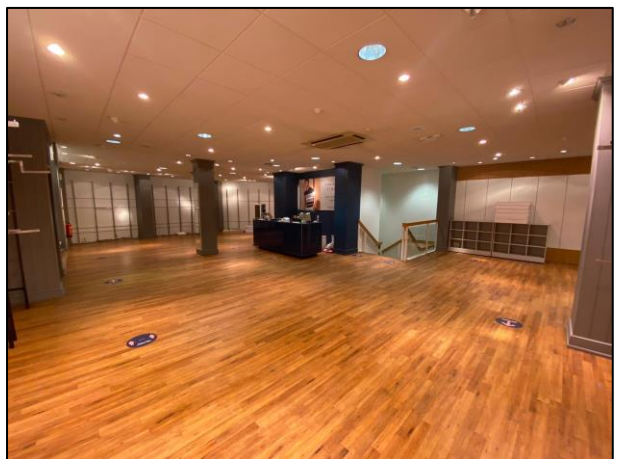
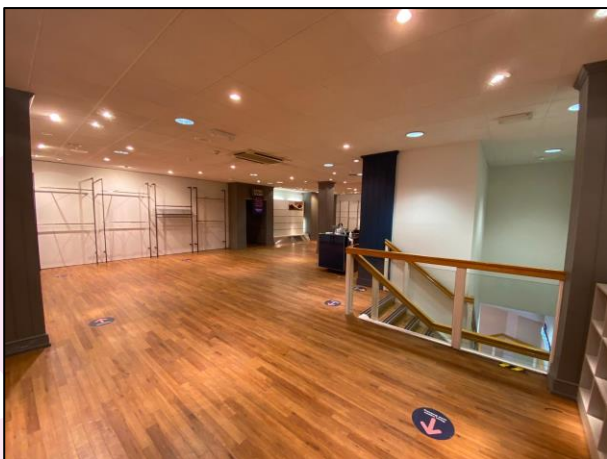
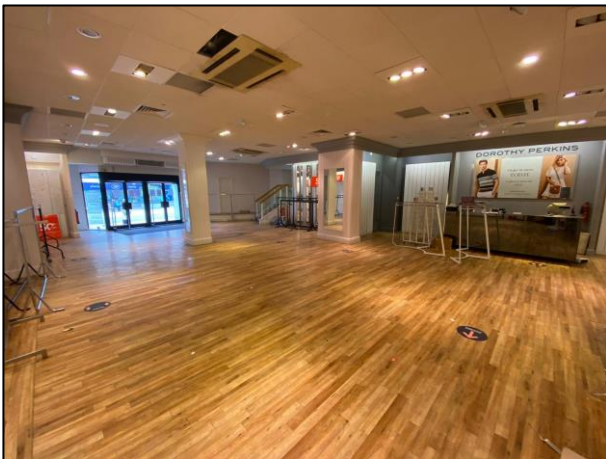
## LEGAL COSTS

The ingoing tenant is to be responsible for both parties' legal costs.

## VIEWING

For further information or to arrange a viewing please contact Whiteacres:  
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Email: info@whiteacres-property.co.uk  
Web: www.whiteacres-property.co.uk

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