

**Phone:** 01282 428486  
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# TO LET

- Former barbers shop in popular trading position extending to 667 sq ft (62 sq m)
- Established trading location being ideal for hair, beauty or makeup uses
- Well positioned being close to Primark, Next, Charter Walk shopping centre and various independent retailers
- Two storey retail accommodation with on street car parking
- No VAT and free business rates for eligible tenants



41 Standish Street  
Burnley  
BB11 1AP

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 positioned in a prominent trading position towards the top of Standish Street on the edge of Burnley Town Centre.

Standish Street is a popular retailing location close to Charter Walk shopping centre, Primark, Next and close to Burnley College.

## DESCRIPTION

A two-storey mid parade retail premises in a popular trading location on the edge of Burnley Town Centre.

The property has traded as a barbers shop for many years and is available due to the relocation of the current business.

The property offers an open plan sales area on the ground floor with suspended ceilings and spotlights and aluminium shop front with roller shutter security. The first floor comprises of an open plan room with a separate kitchen and toilet facilities.

The property is ideal for another barbers shop or a hair, beauty/makeup business and will be available for occupation from 1<sup>st</sup> November 2021.

## ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
<b>Ground Floor</b>			
Retail area	7.1m x 3.6m	275.5	25.6
<b>First floor</b>			
Front Room	3.7m x 8.3m	330.4	30.7
Kitchen	1.9m x 3m	61.4	5.7
<b>GIA</b>		<b>667.3</b>	<b>62</b>

## TERMS

The property is available by way of a new lease for a term to be agreed at an exclusive rent of £500 per calendar month.

## VAT

The rent in relation to this property is not subject to VAT.

## BUSINESS RATES

We have been verbally informed that the rateable value for the property will be £4,700.

The prospective tenant may benefit from Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

## SERVICES

The property has the benefit of mains water and electricity.

## SERVICES RESPONSIBILITY

It is the prospective tenant 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 used for a number of years as a barbers shop however it is the prospective tenant's responsibility to verify that the property has the necessary planning consent for their proposed use. Prospective tenants must contact Burnley Borough Council on 01282 425011 to verify this information.

## OUTGOINGS

In addition to the rent and Business Rates the tenants are to be responsible for the buildings insurance, water, electricity and gas (if connected).

## ENERGY PERFORMANCE CERTIFICATES

A copy of the relevant EPC is available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

For further information or to arrange a viewing please Contact:  
Whiteacres  
Tel: 01282 428486  
Email: [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)  
Web: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

## SUBJECT TO CONTRACT

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# BUSINESS RATES BREAKDOWN

41, Standish Street, Burnley, Lancs, BB11 1AP

**1 April 2017 - present**

Your rateable value is £4,700.00



This is not the amount you will pay.

[Open all](#)

## Valuation information

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## How the valuation was calculated

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### Parts of the property

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value
Ground	Retail zone a	21.2	£200.00	£4,240.00
Ground	Retail zone b	2.9	£100.00	£290.00
First	Internal storage	13.8	£10.00	£138.00
First	Kitchen	5.7	£10.00	£57.00
First	Staff toilets	1.8	£0.00	£0.00
<b>Total</b>		<b>45.4</b>		<b>£4,725.00</b>

Total value

**£4,725.00**