

**24 Keirby Walk**

Burnley, BB11 2DE

TOWN CENTRE RETAIL UNIT**1,096 sq ft**
(101.82 sq m)

- Located in the heart of Burnley Town centre
- Suitable for various uses (STP)
- Good location



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Summary

Available Size	1,096 sq ft
Rent	£12,000 per annum
Rateable Value	£5,900 The property may benefit from full rate relief
VAT	Applicable. The property is elected for VAT.
EPC Rating	C (72)

Description

The property comprises a ground floor retail unit set within a two storey brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear storage accommodation. Toilets and additional staff/office space is available at first floor level.

Location

Keirby Walk is a popular shopping parade located in the heart of Burnley's busy town centre. Keirby Walk leads to St James Street and the prime retail core of Burnley. Keirby Walk is home to a complimentary mix of national and independent retailers. The property also lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

Accommodation

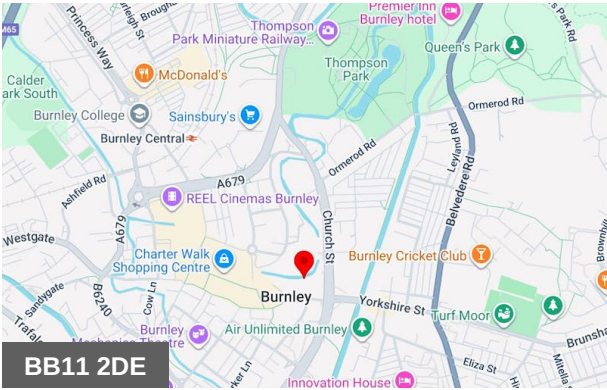
Name	sq ft	sq m
Ground - Sales	605	56.21
1st - Ancillary	491	45.62
Total	1,096	101.83

Terms

The property is available on the basis of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive of business rates, utilities, building insurance, service charge, VAT and all other outgoings.

Planning

We understand the unit benefits from E Class planning consent however advise interested parties to make their own enquiries with the local authority.



Viewing & Further Information

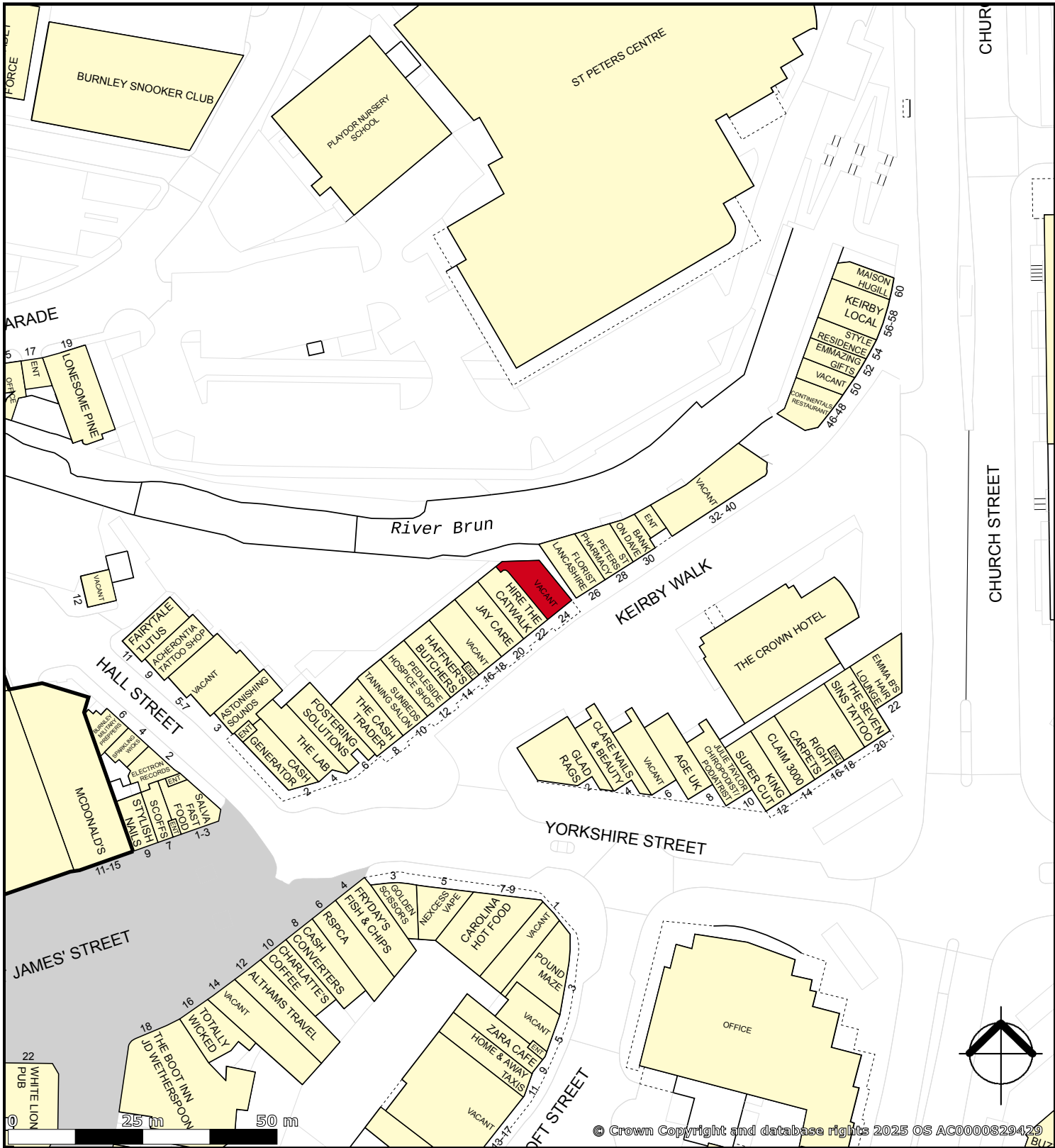


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Plotted Scale - 1:1,000

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract