



11 Hall Street

Burnley, BB11 1QJ

TOWN CENTRE TAKEAWAY UNIT

622 sq ft
(57.79 sq m)

- Located in the heart of Burnley Town Centre
- Hot Food Takeaway Planning Consent
- New lease



Summary

Available Size	622 sq ft
Rent	£7,000 per annum
Rateable Value	£4,350 The property will benefit from full business rate relief
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a ground floor retail unit set within a brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear staff/storage accommodation. The unit benefits from an electric security roller shutter.

Location

Hall Street adjoins Keirby Walk and is a popular shopping parade located in the heart of Burnley Town Centre. Keirby Walk in turn leads to St James Street and the prime retail core of Burnley. This area of the town is home to a number of national and independent retailers.

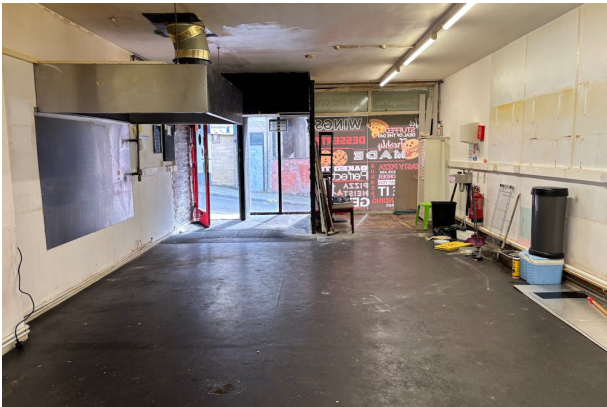
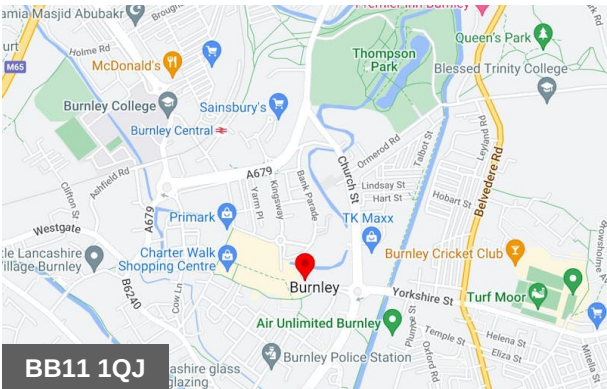
The property lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £7,000 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

Planning

The unit has a Sui Generis (Hot Food Takeaway) use class.



Viewing & Further Information

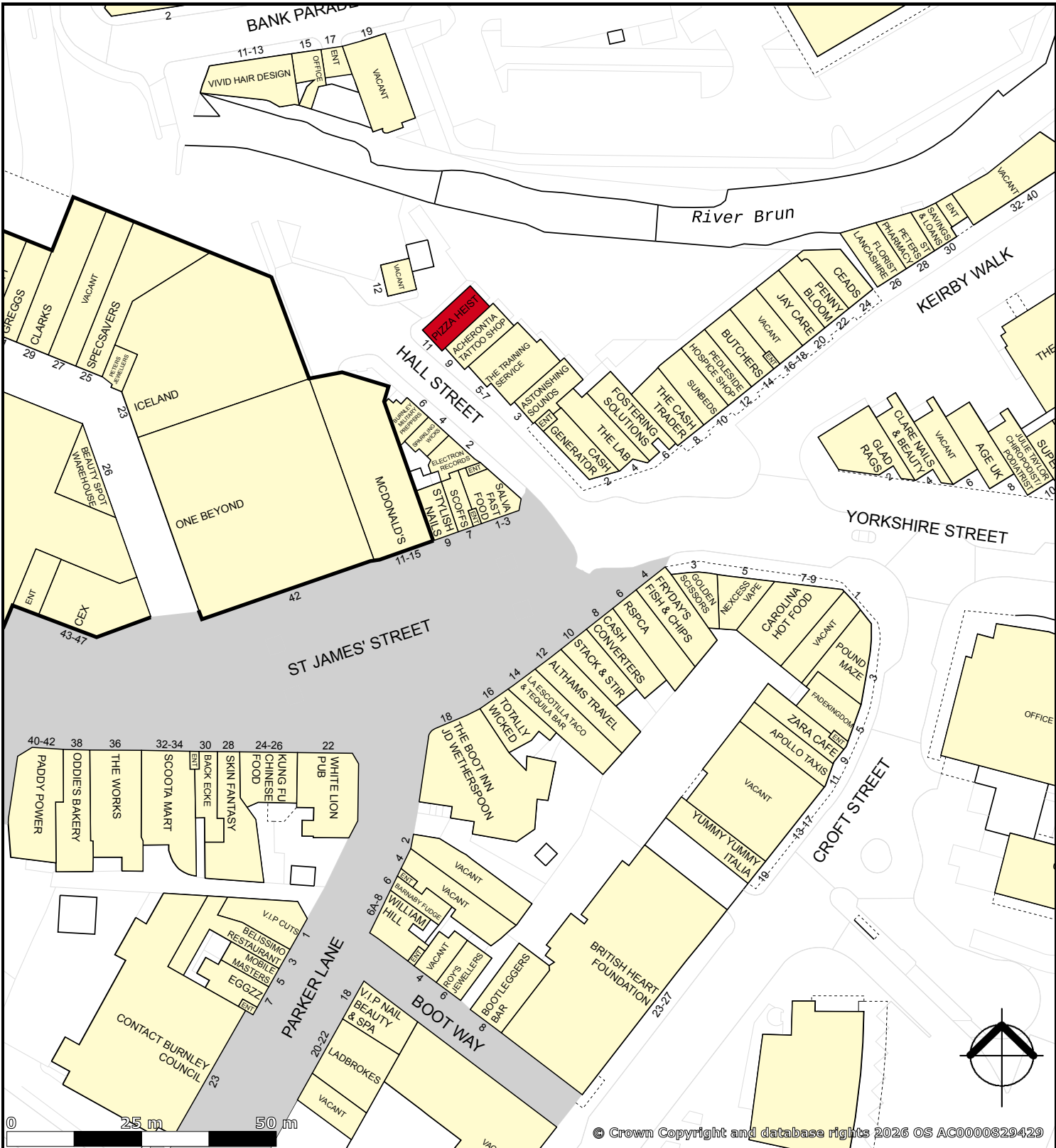


Pete Bradbury
0113 245 1447
petebradbury@cartertowler.co.uk



Tom Fuller
0113 245 1447
tomfuller@cartertowler.co.uk

11 Hall Street, Burnley, BB11



created on **edozo**

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