



Deceptively Spacious Town Centre Office Premises

TO LET

**47 PARKER LANE
BURNLEY
LANCASHIRE
BB11 2BU**

1,775 Sq Ft (164.9 Sq M)

- Located opposite Burnley Police Station close to various public car parks, Charter Walk Shopping Centre and St James Street.
- Previously used as offices, comprising a series of interview rooms and private offices.
- Suitable for various business uses subject to the appropriate planning consent.
- 100% small business rates relief available for eligible Tenants.

Location

The property is situated on the edge of Burnley town centre with a prominent frontage to Parker Lane, close to various established occupiers including Estate Agents, Solicitors, Burnley Police Station and Fast food premises.

Description

A spacious, end parade property of stone construction beneath a pitched slate roof. Most recently occupied for office use, the accommodation is arranged over two floors, comprising to the ground floor a reception, an open plan office and disabled WC.

The first floor has been divided into a series of offices which could be altered to provide more open plan accommodation, and currently comprises 3 offices, a kitchen and WC.

There is useful additional storage space to the attic and cellar.

The property may suit various business uses including office, retail, hair and beauty or training.

Accommodation

Ground Floor

Reception	190 sq.ft	17.6 sq.m
Private office	91 sq.ft	8.5 sq.m
Reception office	72 sq.ft	6.6 sq.m
General office / disabled WC	246 sq.ft	22.9 sq.m

First Floor

Fitted kitchen	111 sq.ft	10.3 sq.m
General office	202 sq.ft	18.8 sq.m
Private office 1	82 sq.ft	7.6 sq.m
Private office 2	77 sq.ft	7.2 sq.m
WC		

Attic storage 202 sq.ft 18.7 sq.m

Cellar storage 502 sq.ft 46.7 sq.m

GIA: 1,775 sq.ft 164.9 sq.m



Planning

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

Rent

£9,000 per annum.

Business Rates

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £6,200 (2024/25). Small Business Rate Relief is likely to be available and all enquiries should be made to Burnley Borough Council on 01282 425011.

Services

The property has the benefit of all mains services including gas fired central heating.

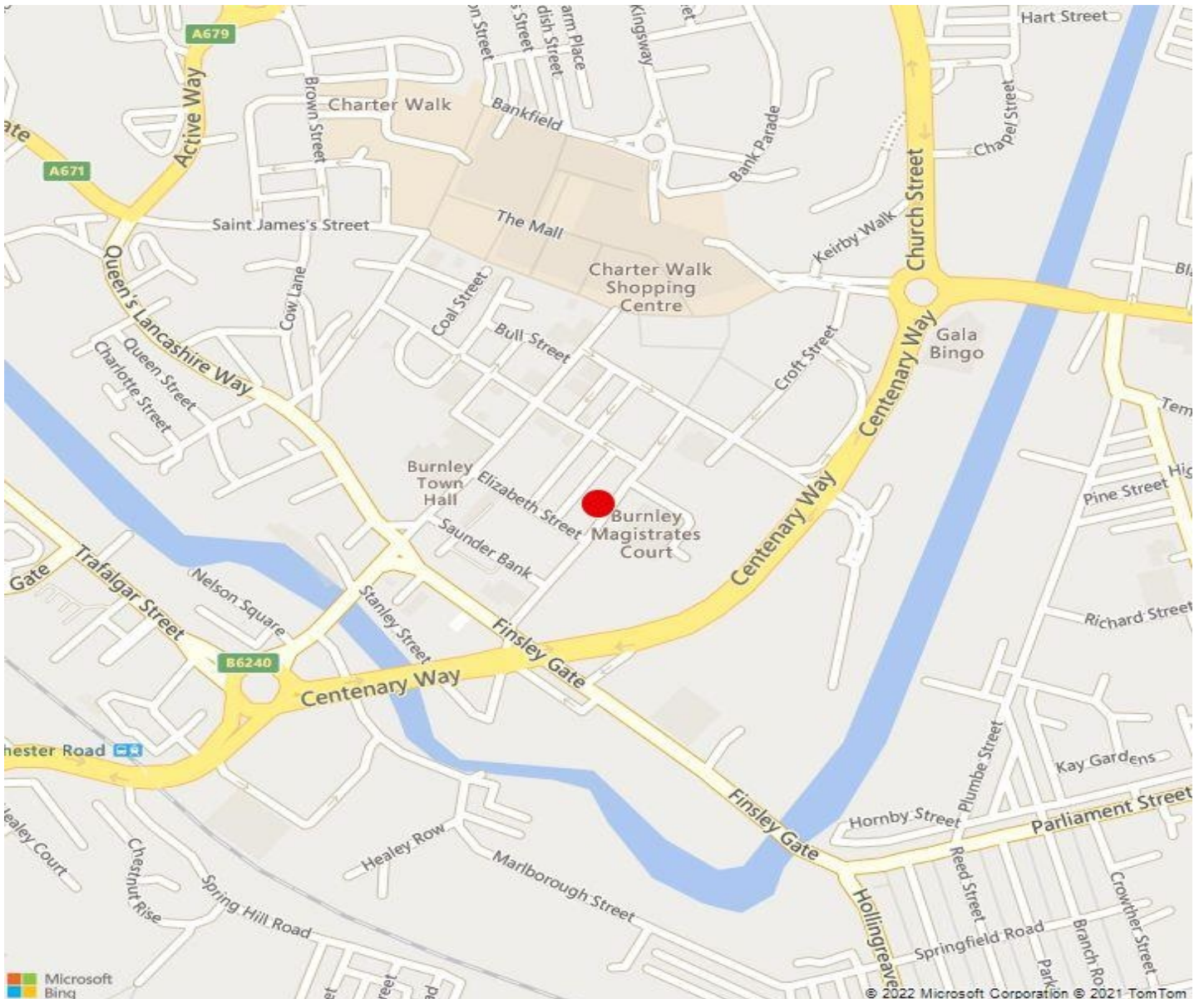
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

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





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

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

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

