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**FOR
SALE**



INVESTMENT OPPORTUNITY

221.7 m² (2,386 ft²)

**28 St James's Street
Burnley
BB11 1NQ**

- Prime Position Within Pedestrianised Area
- Located Opposite Charter Walks Shopping Centre
- Ground and First Floors Can Be Occupied Separately

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Location

The property is situated fronting St James's Street close to its junction with Parker Lane in Burnley town centre. The premises are located in the prime retail core of the town with this part of St James's Street being pedestrianised.

The town's main shopping centre, Charter Walk, is located directly opposite with the immediate vicinity accommodating a range of both national and independent retailers and service providers. Nearby occupiers include Sootamart, The Works, Paddy Power, Boots and CEX Entertainment Exchange.

Description

The subject premises comprise a two-storey mid terraced building. Internally, at ground floor level the property provides open plan sales accommodation, which would suit a variety of uses, together with store, staff kitchen and WC facilities to the rear.

The upper floor is accessed from a designated entrance to the rear of the property and comprises a range of cellular accommodation which is presently fitted in keeping with its current use as a tattoo studio.

Accommodation

The property extends to the following approximate net internal areas (NIA):

	m ²	ft ²
Ground floor	108.9	1,172
Upper floor	112.8	1,214
Total	221.7	2,386

Services

We believe that the premises have mains service connections to electricity, water and drainage. The ground floor also has ceiling mounted comfort cooling units and a hardwired fire detection system in-situ.

Planning

We believe that the upper floor benefits from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended) given their current use whilst the ground floor will presently have an established use as 'Sui Generis' given its last use as a betting shop.

Interested parties should make their own enquiries with Burnley Borough Council (www.burnley.gov.uk).

Tenure

Freehold.

The property as a whole is currently subject to a lease dated 28th February 2011 granted to Coral Racing Limited which now forms part of Entain Plc, a FTSE 100 listed company.

The lease expires on 27th February 2027 and the rent passing is currently £29,762 per annum. The lease is granted on full repairing and insuring terms.

The upper floor of the building is currently subject to a sub-lease with the sub-tenant having been in occupation for a number of years. The ground floor is presently unoccupied.

Asking Price

Offers in the region of £210,000 are invited.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Energy Performance Certificate

35 St James's Street

BURNLEY

BB11 1HQ

Energy rating

C

Valid until:

25 February 2030

Certificate number:

0868 0836 6512 6292 7882

Property type

Total floor area

A1/A2 Retail and Financial/Professional services

132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0

A+

1-10

11-20

21-30

31-40

41-50

51-60

61-70

71-80

81-90

91-100

A

B

C

D

E

F

G

0

10

20

30

40

50

60

70

80

90

100

Net zero CO₂

99 C

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property carbon emissions are likely to be.

VAT

We understand the purchase price will not be subject to VAT.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective Purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Please contact the sole agents:

Eckersley

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