



Reversionary Investment Opportunity in Prime Town Centre Location.

FOR SALE

**32 ST. JAMES'S STREET
BURNLEY
LANCASHIRE
BB11 1NQ**

3,134 Sq Ft (291.15 Sq M)

- Fully let Freehold investment premises currently producing a gross rental income of £22,500 per annum.
- Prime high street location close to Charter Walk Shopping Centre and the Pioneer Place cinema and leisure complex.
- Comprising two self contained units including a large ground floor / basement showroom and a first floor massage therapists.
- Excellent reversionary investment opportunity.

Location

The property is situated on St James Street, Burnley, the main pedestrianized shopping thoroughfare within Burnley town centre. The property occupies a prominent position opposite Charter Walk Shopping Centre with various established businesses close by including, Boots, McDonalds, Marks and Spencer and the new Pioneer Place Cinema development.

Description

A highly prominent three storey, mixed use investment premises located in the heart of Burnley town centre. The ground and lower ground floor comprises a self contained retail unit which is let to Scoota Mart Limited (Company Number 03727873) by way of a 9 year Full Repairing and Insuring Lease expiring on 1st March 2030 at a current passing rent of £15,000 per annum. The lease incorporates a Tenant break clause on 1st March 2027.

The first floor comprises a series of treatment rooms and is let to as a massage Therapists to a private Tenant by way of a new 5 year Full Repairing and Insuring Lease expiring on 28th February 2030 at a current passing rent of £7,500 per annum. The lease incorporates an open market (upwards only) Rent Review with effect from the 1st March 2028 and a corresponding Tenant break clause.

Accommodation

Ground Floor

Showroom 154.86 sq.m 1,667 sq.ft

Store 4.64 sq.m 50 sq.ft

Basement Store 44.59 sq.m 480 sq.ft

First Floor

Reception 6.7 sq.m 72.11 sq.ft

General office 30.22 sq.m 325.28 sq.ft

Private office 1 15.2 sq.m 163.61 sq.ft

Private office 2 20 sq.m 215.28 sq.ft

Kitchenette 4.33 sq.m 46.6 sq.ft

WC's 3.32 sq.m 35.73 sq.ft

Store 7.27 sq.m 78.25 sq.ft

GIA: 291.13 sq.m 3,133.89 sq.ft



Price

Offers Over £250,000

Business Rates

We are informed by the Valuation Office Agency Website that the rateable values are as follows (2025/26):

Ground floor and basement: £20,000 per annum

First floor: £4,000 per annum

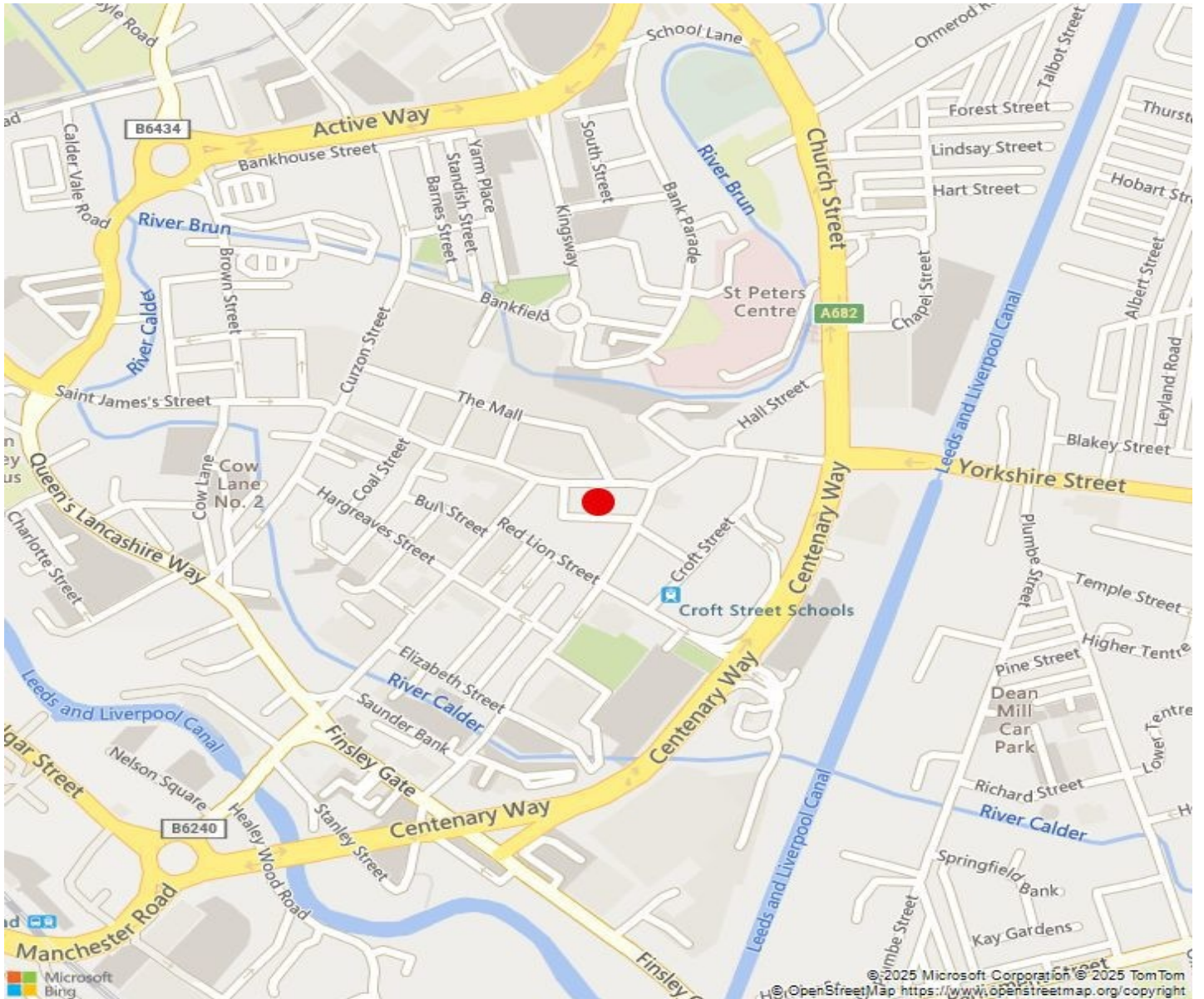
Services

The ground floor has the benefit of mains electricity and water and the first floor also features gas fired central heating.

Services Responsibility

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





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.

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.

