

TO LET LARGE ANCHOR UNIT (Whole/Sub-divided)

Burnley - Unit A, The Briercliffe Shopping Centre, Briercliffe Road, BB10 1WB

**Mason
Partners**



Location

Burnley is a market town in East Lancashire located approximately 11 miles east of Blackburn, 20 miles east of Preston and 25 miles North of Manchester.

Situation

The Briercliffe Shopping Centre is situated on Briercliffe Road in a densely populated suburb of Burnley. It is situated approximately 1 ¼ miles North of Burnley Town Centre and has a catchment of approximately 34,000 persons within a five minute drive. The centre is the principle retail facility for the catchment area and is located close to both Burnley General Hospital and Burnley Campus.

Description

The subject property is the anchor unit in the Briercliffe Shopping Centre arranged on ground floor adjacent to Barnardos and Iceland. Other occupiers in the centre include Coral and Santander.

Accommodation

The subject property provides the following Gross Internal Area:-

Ground Floor: 1,256.50 sq m 13,525 sq ft

The property could be sub-divided to suit specific requirements.

Tenure

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£60,000 per annum exclusive as a whole.

Rates

Rateable Value (2017 List) £110,000

Rates Payable 2020/21 £nil

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the Local Authority to verify these figures.

Service Charge

The current service charge budget reflects an annual payment of £16,150 pax.

EPC

A certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Lee Quinn 0151 225 0117 leequinn@masonpartners.com
Chris Houghton 0151 225 0326 chrishoughton@masonpartners.com
Or Joint Agent Stephen James at Trevor Dawson 01282 458007

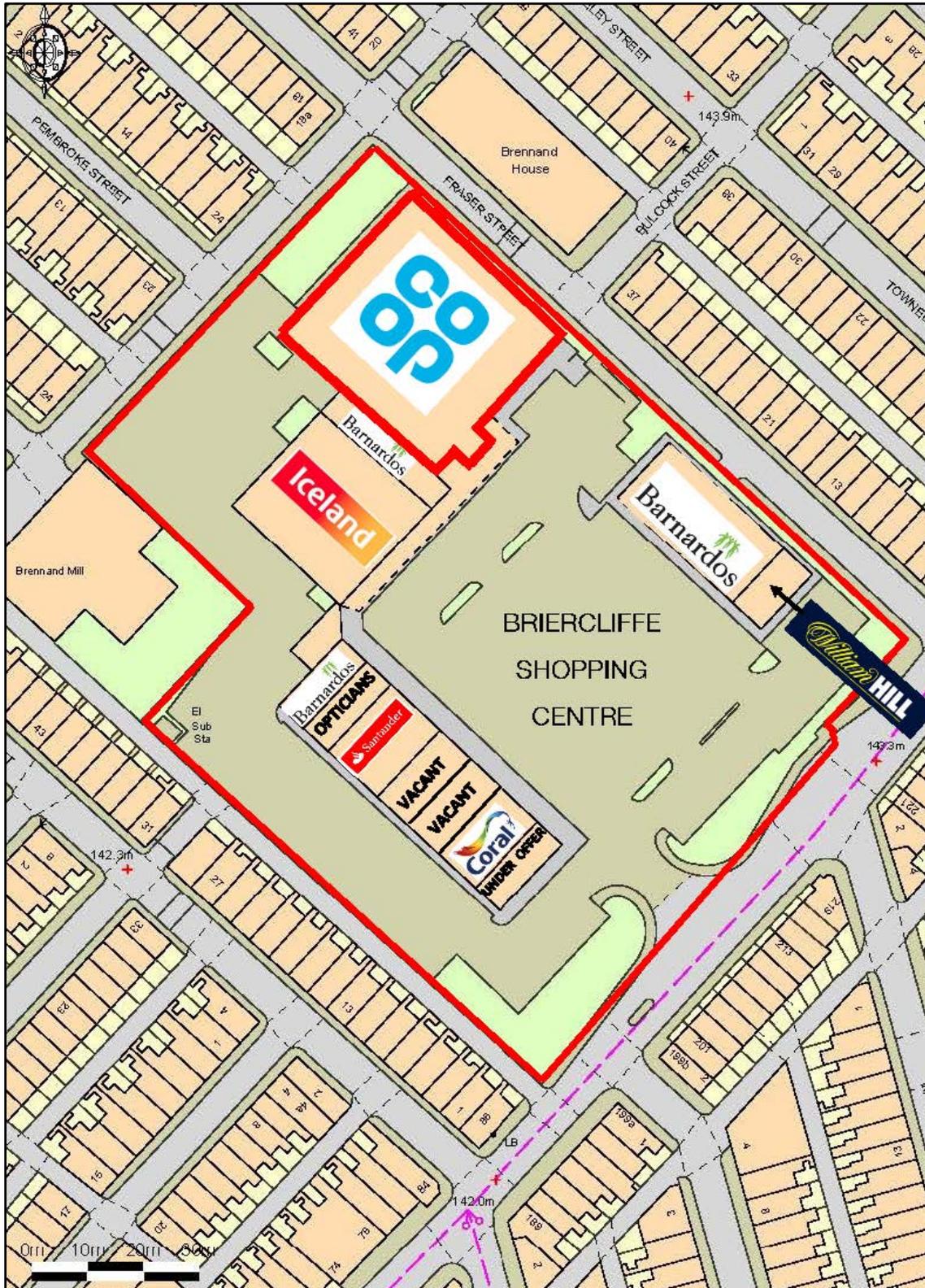
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