

TO LET – A1/A5 Uses (STP)

Burnley - Unit L, 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 arranged on ground floor adjacent to both Santander and Coral. Iceland, Barnardos and William Hill are also located in this centre.

Accommodation

The subject property provides the following net internal dimensions:-

Ground Floor: 84.35 sq m 908 sq ft

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

£15,000 per annum exclusive.

Rates

Rateable Value (2017 List)	£10,750
Rates Payable 2017/18	£4,717.11

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

EPC

The property has an energy performance assessment rating of C (64). 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
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