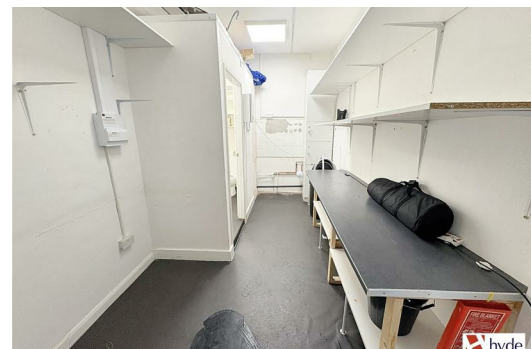
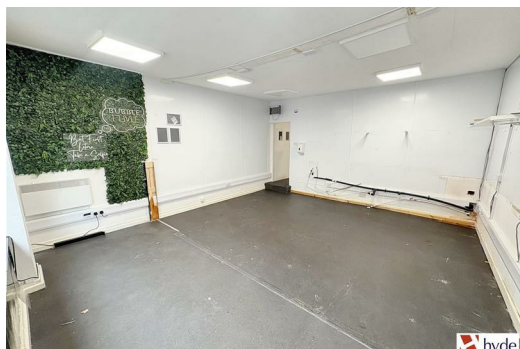




**Unit 14, Halstead House St. James's Row, Burnley
BB11 1DR**

£650 PCM

Hyde Estates present this ground floor retail unit with shopfront and electric shutters. Formerly trading as a Bubble tea shop in Burnley town center. Comprises of retail area, storage and WC. The approx gross area is 508 SQ FT / 47 SQ M.



The unit is accessed via a modern aluminium and glass shop front which leads to a bright retail area, featuring Led light panels and electric wall mounted heaters. To the rear is a storage area, kitchen, and WC. The unit would suit a variety of uses.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure. Featuring the Charter Walk Shopping Centre and well-known brands such as, Primark, Next, NatWest, Marks And Spencer, Subway, Boots, Costa, Game, McDonald’s together with a multitude of independents ensuring a thriving commercial environment.

Location
 Situated on an established parade of shops within Halstead House on St James Row, off St James’s Street in the heart of Burnley. There is easy access to the M65 motorway Junction 10 together with public transport links.

Rent - £8,100 PAX

Measurements
 Front retail area: 16’10" x 18’10" / 314 SQ FT
 Kitchen / storage: 16’11” x 9’7" / 161 SQ FT
 WC
 Total approx gross area: 475 SQ FT / 44 SQ M

Property usage – shop and premises


Terms of lease - by negotiation


VAT - we understand the property is not liable for VAT

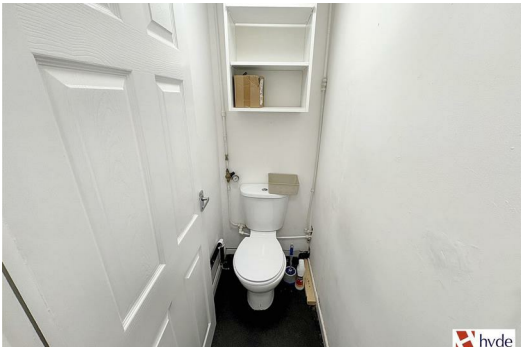
Business rates
 The property is described as “shop and premises” with a current rateable value of £7,100 per annum. (This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill) For further information please contact Burnley Borough Council Business Rates Department on01282 425011.

Legal costs - each party to bear their own legal costs

Viewings are conducted by Hyde Estate & Letting Agents 0161-773 4583

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



1 St. Margarets Road, Prestwich, Manchester, M25 2QB