

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 18, 1 Howe Walk Charter Walk Shopping Centre, Burnley



**Rent: £40,000 PA**

**Area**

1,031 Sq ft / 96 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Charter Walk is the principal shopping centre in Burnley with major occupiers including Home Bargains, New Look and Boots the Chemist. In addition, both River Island and Next occupy larger stores in the centre.

The subject premises are situated on Howe Walk with neighbouring occupiers including JD Sports, Natwest, Co Op Travel and Card Factory.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1031	95.78
First Floor	656	60.94

**Rent:**

We are seeking rental offers in the order of £40,000 per annum exclusive.

**Tenure:**

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a rateable value assessment of £17,250

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

Available on request

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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