

To Let - **Under Offer**



Burnley

34 The Mall, Charter Walk Shopping Centre

Ground Floor: 1,882 sq ft (174.84 sq m)

Rent on Application

Location & Description:

- Charter Walk is Burnley's principal shopping destination anchored by Boots, New Look, River Island and Superdrug.
- The subject premises are situated on The Mall opposite Market Square.

Demise:

Ground Floor 1,882 sq ft (174.84 sq m)

Basement 1,259 sq ft (116.96 sq m)

Rent:

Available upon request.

Lease:

New eFRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – D.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £27,000.

Date Prepared:

October 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk

