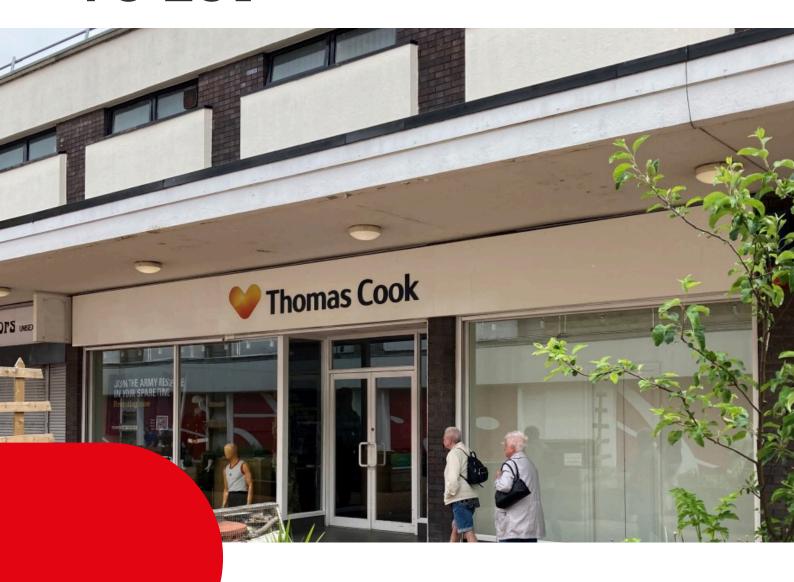


Manchester Office: 0161 631 2852

To Let



Burnley

5-9 Chancery Walk, Charter Walk Shopping Centre

Ground Floor: 902 sq ft (83.80 sq m)

Rent on Application



Manchester Office: 0161 631 2852

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 Chancery Walk in close proximity to The Mall.

Demise:

Ground Floor 902 sq ft (83.80 sq m)

First Floor 415 sq ft (38.55 sq m)

Basement 940 sq ft (87.33 sq m)

Rent:

Available upon request.

Lease

New eFRI lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £10,658.

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £18,750.

Date: Prepared:

October 2024

Contact Us:

James Moss

07977 278229 jmoss@barkerproudlove.co.uk

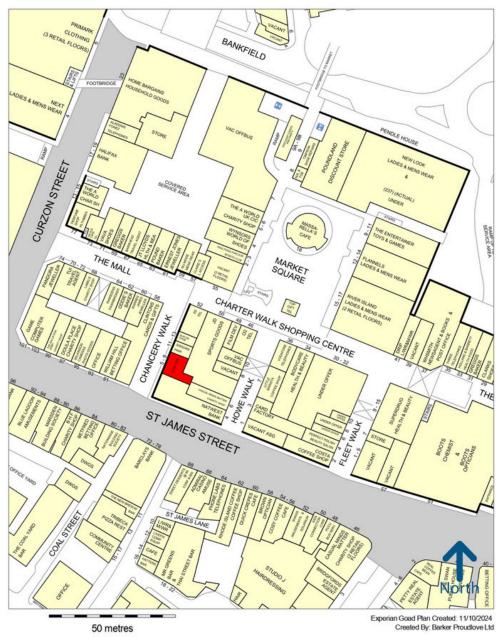
Nik McCarthy

07960 960207 nikm@barkerproudlove.co.uk



Manchester Office: 0161 631 2852

experian. Burnley



@\$ Ordnance Survey Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Misrepresentation Act. Barker Proudlove Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Barker Proudlove Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Barker Proudlove Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Barker Proudlove Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building.