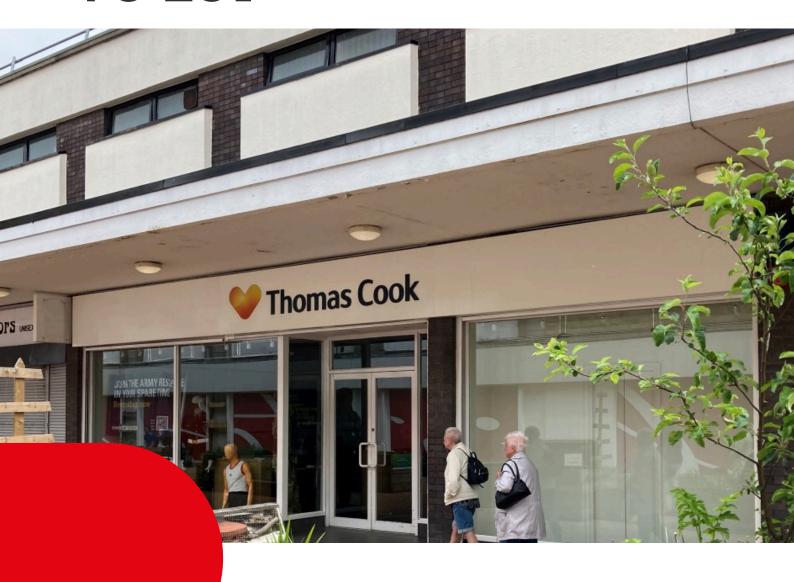


Manchester Office: 0161 631 2852

To Let



Burnley

5-9 Chancery Walk, Charter Walk Shopping Centre

Ground Floor: 902 sq ft (83.80 sq m)

Rent on Application



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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

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

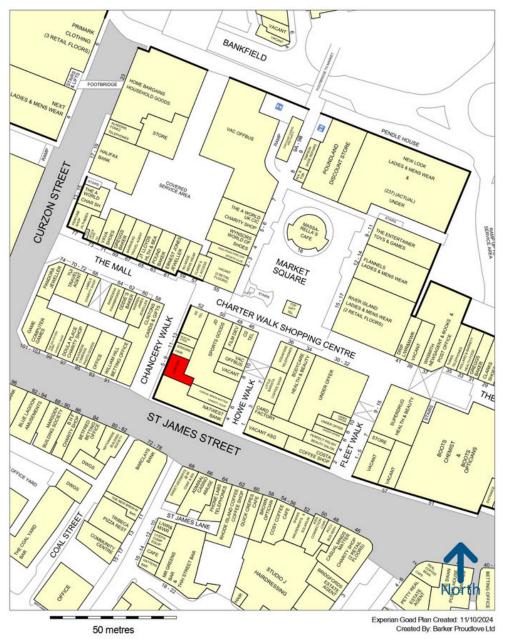
07960 960207 nikm@barkerproudlove.co.uk

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