

To Let



Burnley

95 St James Street, Charter Walk Shopping Centre

963 sq ft (89.5 sq m)

Rent on Application

Location & Description:

- **Charter Walk is Burnley's principal shopping destination anchored by Primark, Next, M&S, Boots, River Island and JD Sports.**
- **The subject premises are situated on the pedestrianised St James Street and forms part of Charter Walk Shopping Centre.**
- **Other neighbouring occupiers include Flannels, New Look and Pandora.**

Demise:

Ground Floor 963 sq ft (89.5 sq m)

First Floor 453 sq ft (42.1 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £5,294.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,500.

Date Prepared:

January 2025

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:

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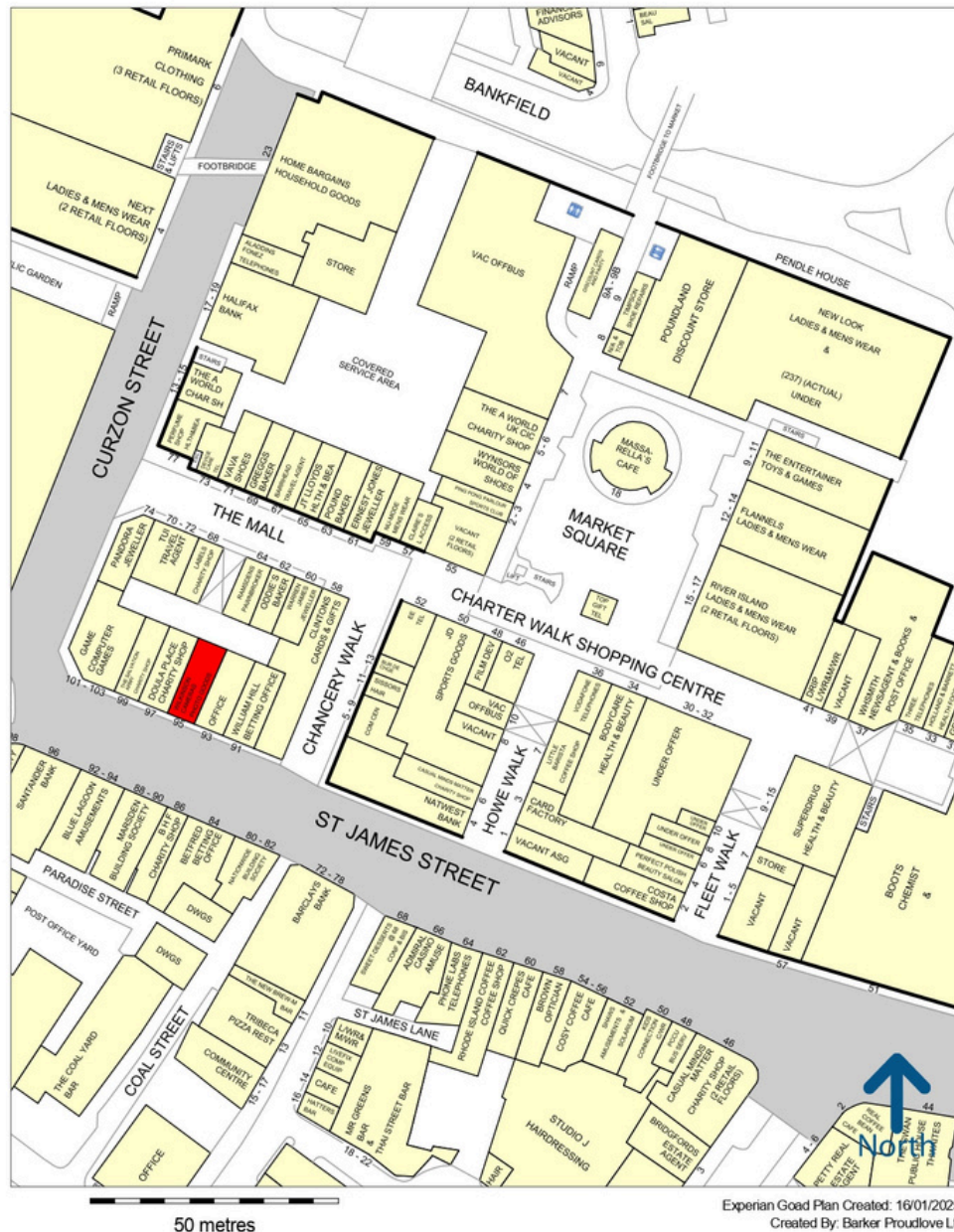
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Burnley



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