

To Let



Burnley

97 St James Street, Charter Walk Shopping Centre

Ground Floor: 957 sq ft (89 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 pedestrianised St James Street which is close by to the recently redeveloped Market Square, adjacent to Wilkinson Cameras and Salvation Army.
 - Other nearby occupiers include Marks and Spencer, Game and Clintons.
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Demise:

Ground Floor 957 sq ft (89 sq m)
First Floor 594 sq ft (55.5 sq m)

Rent:

Available upon request.

Lease:

A 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) – £17,250.

Date Prepared:

March 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:**James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

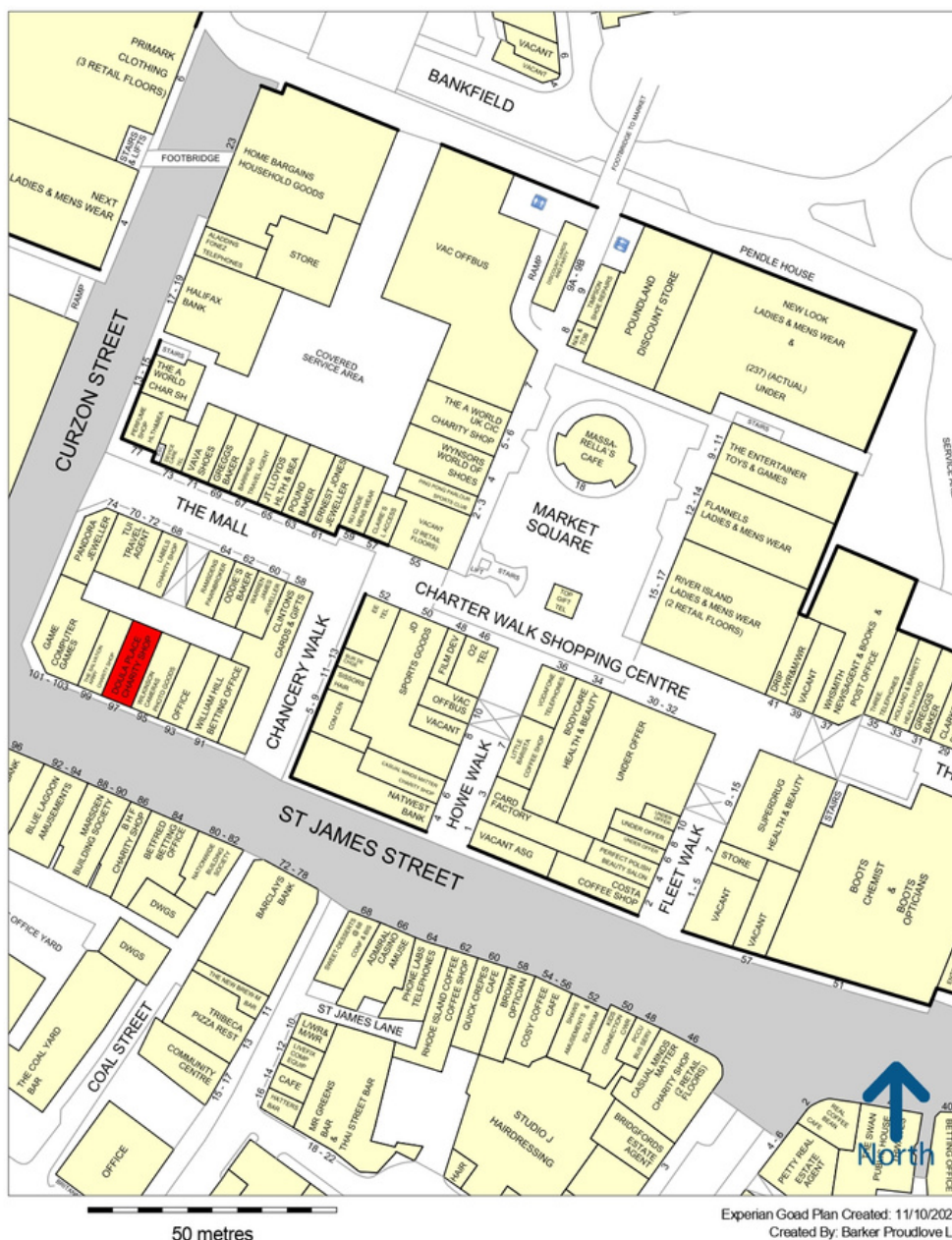
Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



Burnley



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