

SHOPPING CENTRE PROPERTY / CLASS A1
34 The Mall Charter Walk Shopping Centre, Burnley



**UNDER
OFFER**

Rent: On application
Ground Floor Area
1,882 Sq ft / 175 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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:	Sq Ft	Sq M
Ground Floor	1882	174.84
Basement	1259	116.96

Rent:

Upon application.

Tenure:

The premises are available on the basis of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £27,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024 the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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