

SHOPPING CENTRE PROPERTY / CLASS E

97 St James Street Charter Walk Shopping Centre, Burnley



**Rent: On application**

**Ground Floor Area**

957 Sq ft / 89 Sq M

**TO  
LET**

**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 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.

**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 unit has a rateable value assessment of £17,250

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

From 1st April 2023 the 2023/24 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](http://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:**

February 2020

Subject to Contract

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Burnley



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Created By: Barker Proudlove Ltd

