

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 40, 27 The Mall Charter Walk Shopping Centre, Burnley

**barkerproudlove**
retail property consultants**Rent: £60,000 PA****Area**

1,428 Sq ft / 133 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Green & Partners****Mike Willoughby****Mob:** 07810 480 291**Email:** mike.willoughby@greenpartners.co.uk

Charter Walk Shopping Centre

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 adjacent to Specsavers and Clarks and opposite Boots. Other neighbouring occupiers include Iceland, CEX and Greggs.

Accommodation:

The property is arranged over ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1428	132.67
First Floor Ancillary	614	57.04

Rent:

Upon application.

Tenure:

Subject to vacant possession, 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 2017 rateable value assessment of £37,000.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £11,973.44 per annum.

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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