

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 69, 5-6 Market Square Charter Walk Shopping Centre, Burnley



**Rent: On application**  
**Ground Floor Area**  
1,830 Sq ft / 170 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**James Moss**

**Mob: 07977 278229**

**Email: [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**

**Nik McCarthy**

**Mob: 07960 960207**

**Email: [nikm@barkerproudlove.co.uk](mailto:nikm@barkerproudlove.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 in a highly prominent location in the centre of Charter Walk within the Market Square opposite the 11,000 sq ft River Island and 8,000 sq ft Peacocks.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1830	170.01
Basement Ancillary	676	62.8

**Rent:**

Upon application.

**Tenure:**

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

**Business Rates:**

The unit has a rateable value assessment of £35,000.

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:**

The on-account service charge for the year 2022 stands at approximately £18,158 per annum.

**EPC:**

Energy Performance Asset Rating - C

**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:**

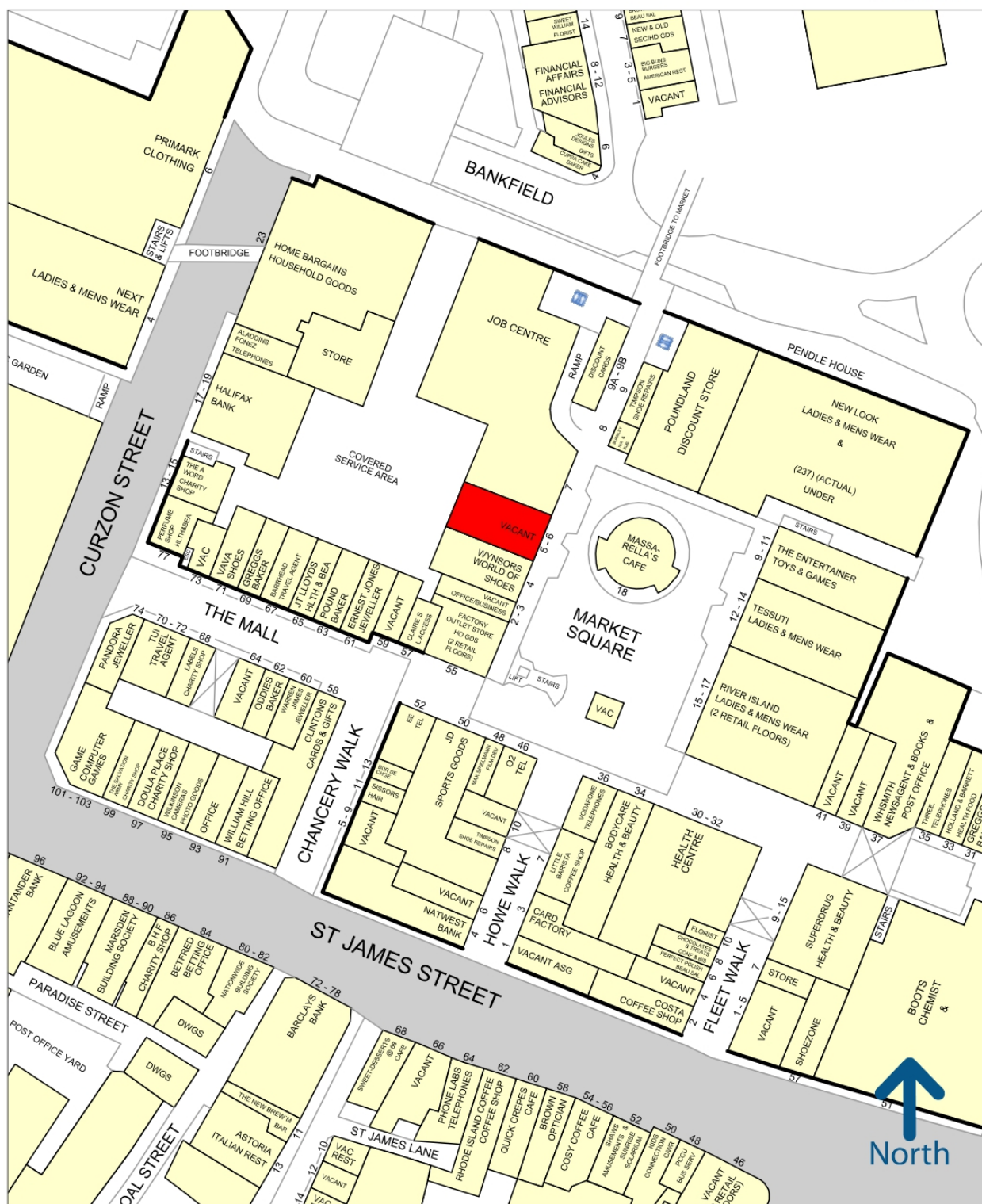
February 2022

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2022



Burnley



Experian Goad Plan Created: 21/02/2022  
Created By: Barker Proudlove Ltd

50 metres