



6 Keirby Walk

Burnley, BB11 2DE

TOWN CENTRE RETAIL UNIT

1,812 sq ft

(168.34 sq m)

- Located in the heart of Burnley Town centre
- Suitable for various uses (STP)
- Prominent position



6 Keirby Walk, Burnley, BB11 2DE

Summary

Available Size	1,812 sq ft
Rent	£12,500 per annum
Rateable Value	£5,700 The property will benefit from full rate relief
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

Description

The property comprises a ground and first floor retail unit set within a two storey brick built shopping parade. Internally the accommodation is divided to form a front sales area with rear kitchen. The first floor provides toilets and staff area with additional storage space in the basement.

Location

Keirby Walk is a popular shopping parade located in the heart of Burnley's busy town centre. Keirby Walk leads to St James Street and the prime retail core of Burnley. Keirby Walk is home to a complimentary mix of national and independent retailers.

The property also lies adjacent to the Charter Walk Shopping Centre and a large "Pay & Display" car park.

Accommodation

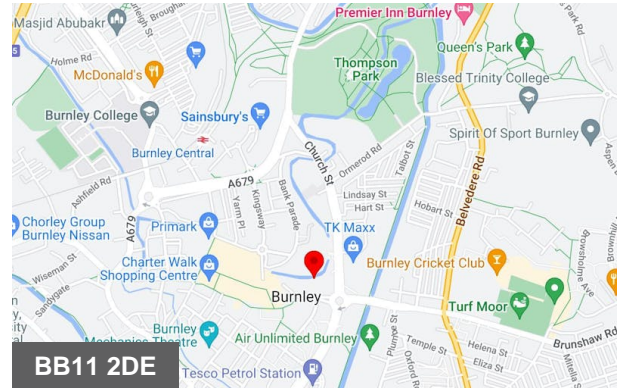
Name	sq ft	sq m	Availability
Ground - Sales	730	67.82	Available
Ground - Kitchen	114	10.59	Available
1st - Ancillary	516	47.94	Available
Basement - Storage	452	41.99	Available
Total	1,812	168.34	

Viewings

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,500 per annum exclusive of VAT, service charge, insurance, business rates, utility costs and any other outgoings.

Planning

We understand the unit has E Class planning consent, however advise interested parties to make their own enquiries via the local authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

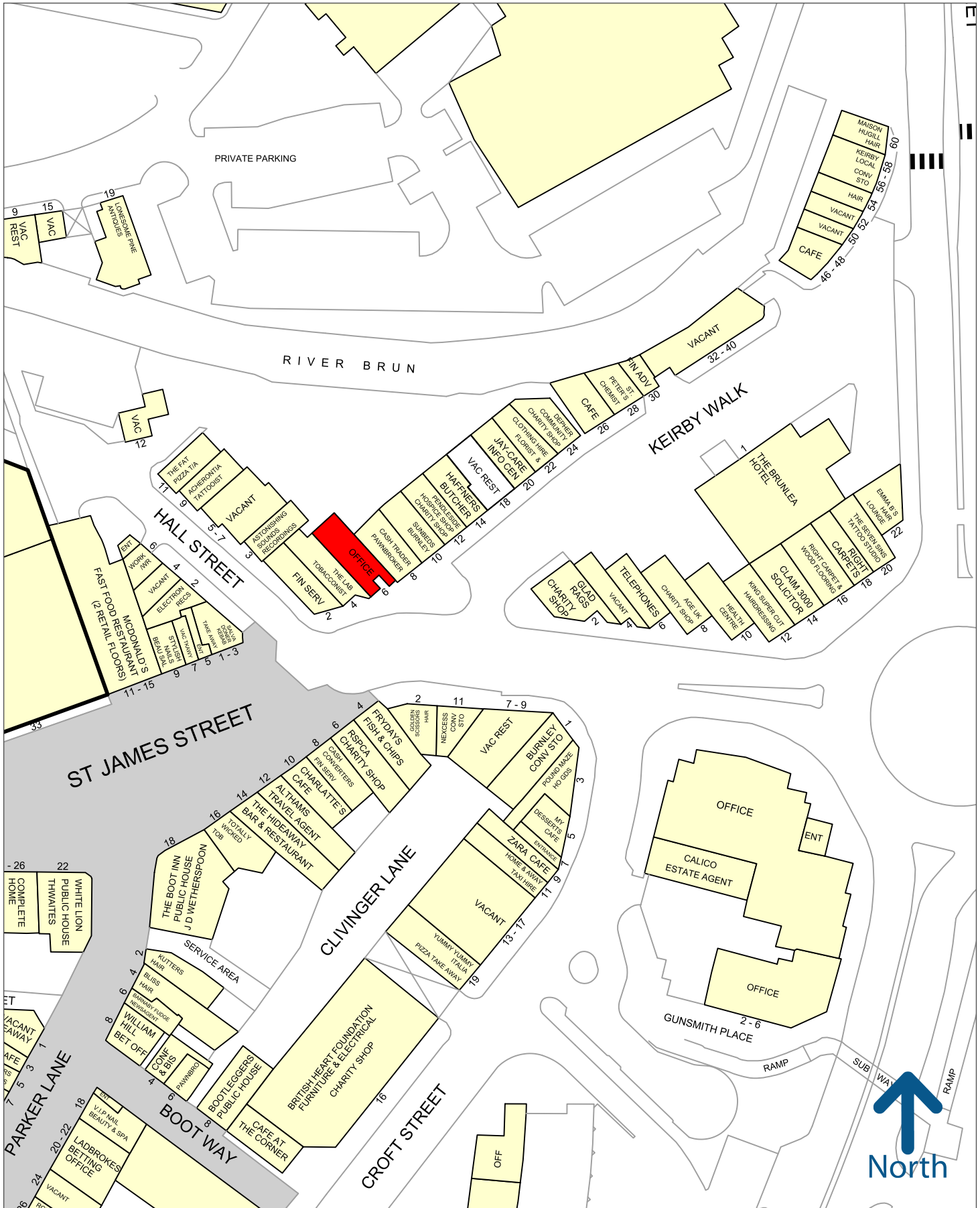
petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk



50 metres

Experian Goad Plan Created: 07/07/2023
Created By: Carter Tower Ltd



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011