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# TO LET

- Quality office building arranged over four floors
- Out of town location with good on street car parking and one off road space
- Extremely well appointed accommodation with gas central heating, air conditioning and quality tiled kitchen & bathroom
- Good internal decoration with double glazing, blinds and security alarm system
- Ideal for accountants, financial advisors or property management company



34a Lyndhurst Road  
Burnley  
BB10 4ED

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## LOCATION

The property is located on Lyndhurst Road close to Turf Moor and a new Aldi supermarket.

Lyndhurst Road is a densely populated predominantly residential location with various independent retailers and a Cohens Chemists.

## DESCRIPTION

A stone built gable end office building in the Pike Hill area of Burnley. The building has been used by a property letting company for a number of years and has its accommodation arranged over four floors.

The building is very well appointed having gas fired central heating throughout, air conditioning, double glazed windows, security alarm and a quality kitchen and bathroom.

The accommodation comprises of two open plan office areas on the ground floor with a secure basement room on the lower ground floor. On the first floor there is a large office with quality kitchen having fitted appliances and a fully tiled bathroom with heated towel rail. On the second floor there is a mezzanine office which has excellent natural light from various Velux windows.

Externally the building is well appointed with a parking space to the rear of the property.

## ACCOMMODATION

The accommodation has been measured on a gross internal basis (excluding corridors) and extends to the following approximate areas:

Description	Sq ft	Sq m
<b>Lower ground floor</b>		
Basement	135.6	12.6
<b>Ground floor</b>		
Reception	150.7	14
Ground floor office	160.4	14.9
<b>First floor</b>		
Kitchen	52.7	4.9
Bathroom	39.8	3.7
Principle office	228.2	21.2
<b>Second floor</b>		
Mezzanine office	107.6	10
<b>GIA</b>	<b>875</b>	<b>81.3</b>

## TERMS

The office is available by way of a new full repairing and insuring lease for a term to be agreed at an exclusive rent of £150 per week.

## VAT

The rent quoted is exclusive of VAT which may be payable at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the rateable value for the property is £4,319.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

Whiteacres have provided a Business Rates breakdown on the final page of the marketing particulars for the tenants benefit.

## OUTGOINGS

In addition to the rent the tenants are to be responsible for any Business Rates liability, buildings insurance and all services including water rates.

## SERVICES

We understand the property has the benefit of all mains services.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

## PLANNING

The property has been used for many years as an office facility for a property management company however it is the ingoing tenant's responsibility to verify the building has the acceptable use class for their proposed use.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

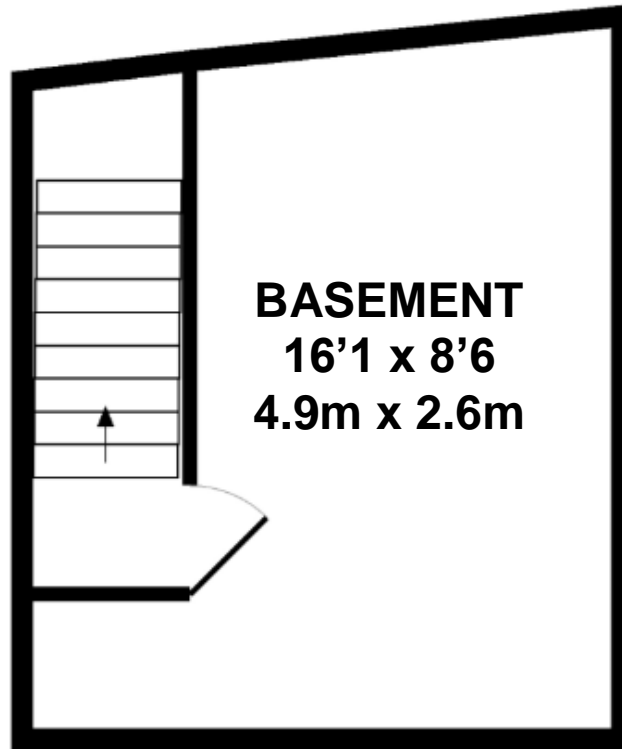
Tel: 01282 428486

Email: info@whiteacres-property.co.uk

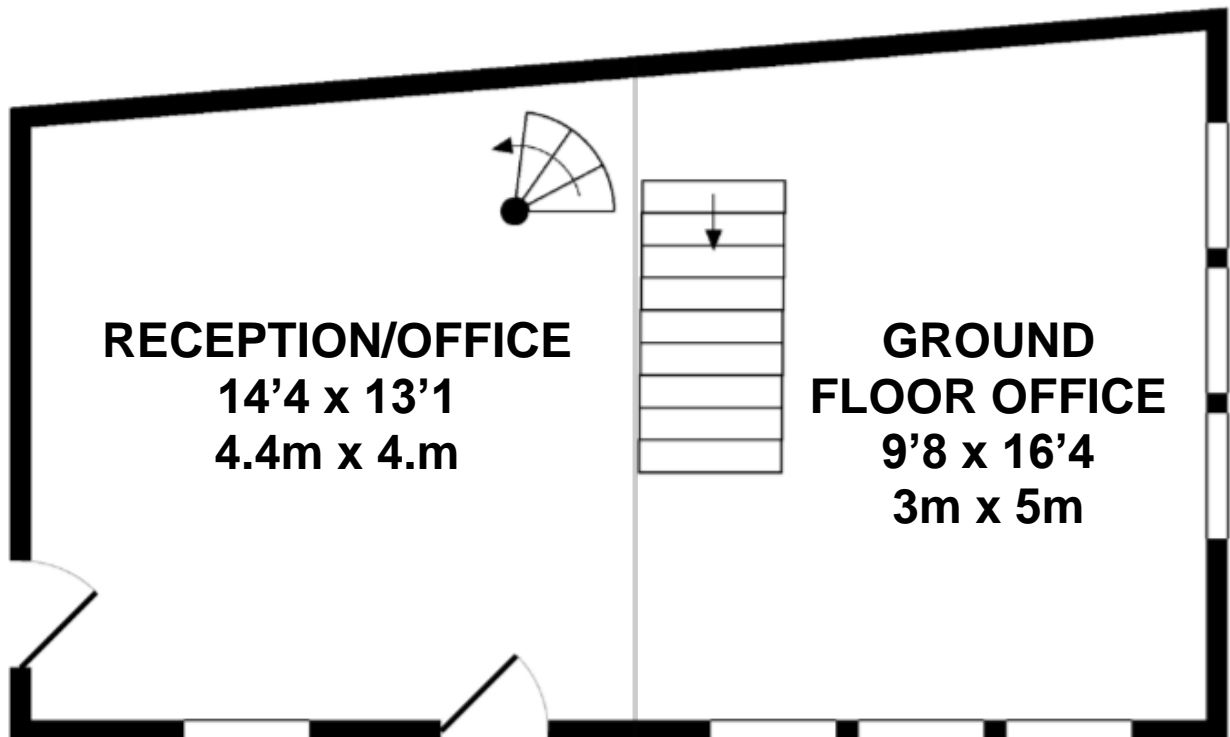
Web: www.whiteacres-property.co.uk

## SUBJECT TO CONTRACT

# LOWER GROUND FLOOR

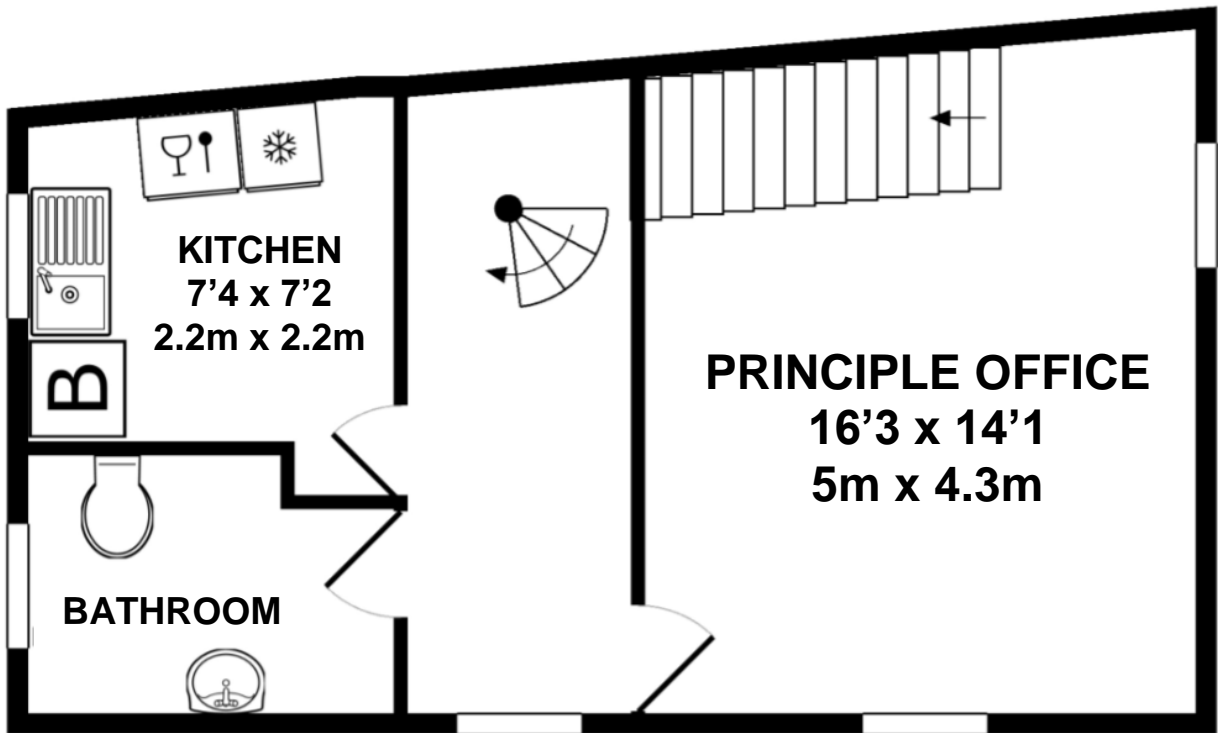


# GROUND FLOOR

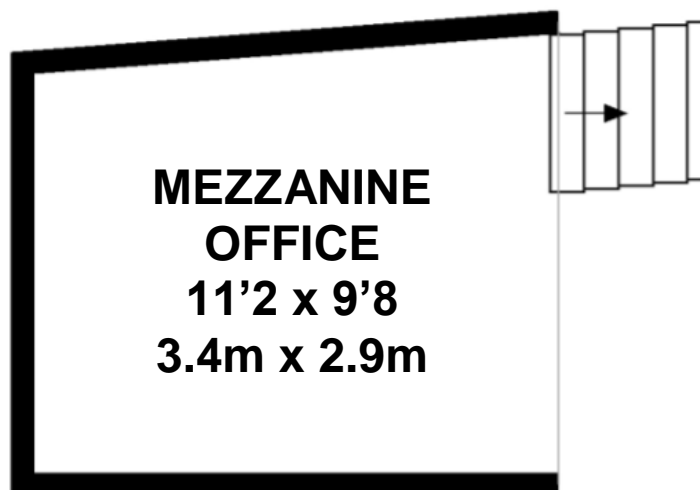


THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE TENANTS. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

# FIRST FLOOR



# SECOND FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE TENANTS. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

# BUSINESS RATES BREAKDOWN

34 A, Lyndhurst Road, Burnley, Lancs, BB10 4ED

Current valuation

Other valuations

Similar properties

Description Office and premises

Valuation scheme reference [305530](#)

Local authority Burnley

Special category code 249G

Local authority reference N1128803420

Effective date 1 April 2017

Base rate £120 per m<sup>2</sup>/unit

Transitional Relief certificate No [?](#)  
issued

The rateable value is rounded down to

**£4,300**

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

## Parts of the property

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value
Ground	Office	33.8	£120.00	£4,056
First	Office	18	£6.00	£108
First	Staff Toilets	3.7	£0.00	£0
First	Kitchen	5.3	£6.00	£32
Second	Office	7.4	£4.80	£36
Basement	Internal Storage	14.5	£6.00	£87
		<b>82.7</b>		<b>£4,319</b>

Total value: **£4,319**