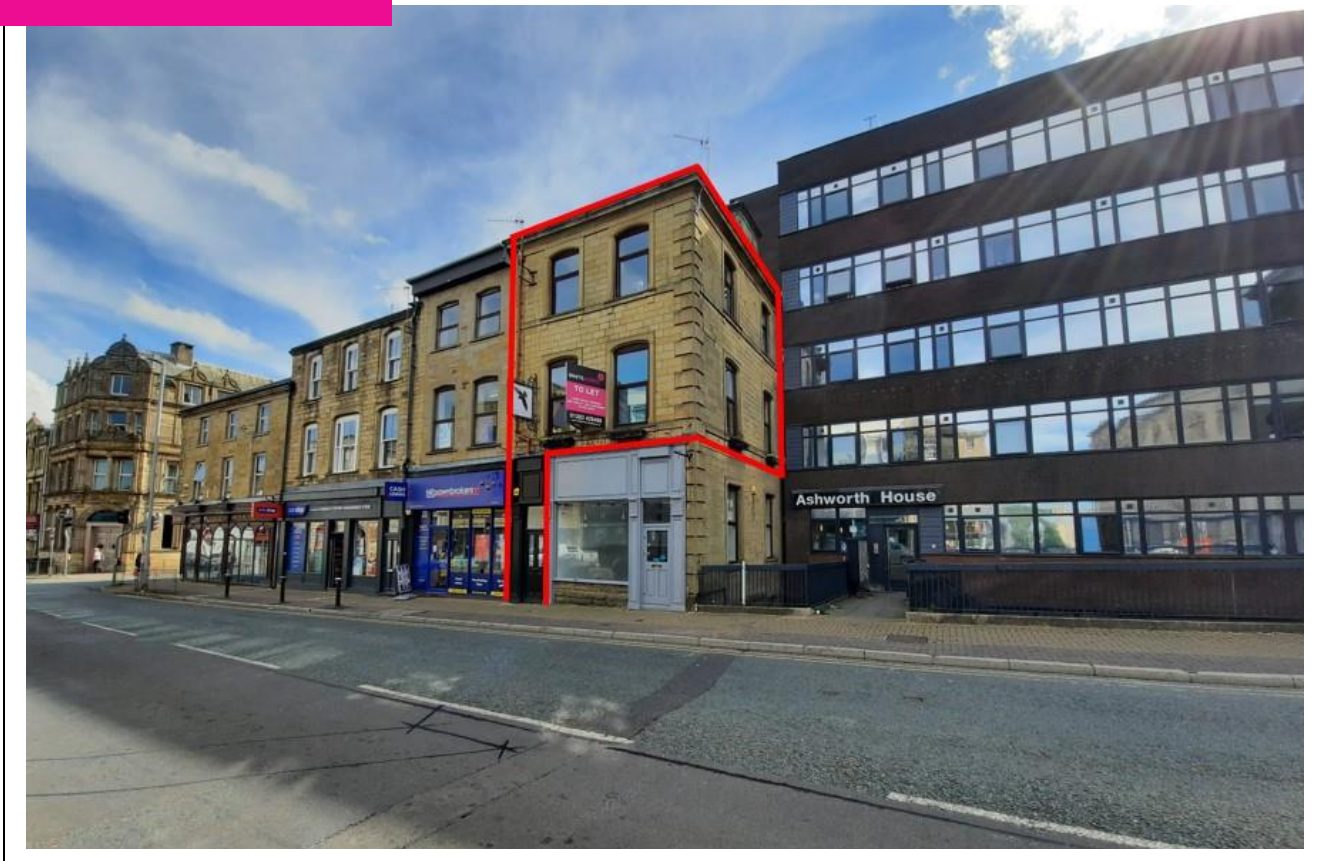


**TO LET**



*Imposing newly refurbished three storey office premises, in town centre location.*

## **46 Manchester Road, Burnley, Lancashire, BB11 1HJ**

- ❁ Quality self-contained three storey office / retail premises extending to 840 sq ft (78 sq m)
- ❁ Attractively refurbished accommodation in excellent decorative order with two shower rooms, modern fully equipped kitchen, central heating and security alarm system
- ❁ Ideal for a traditional office use or for a hair, beauty / aesthetics business
- ❁ Available for immediate occupation
- ❁ Attractive stone building in a highly prominent and visible town centre location
- ❁ The property comprises of various private rooms with a feature mezzanine floor
- ❁ Stunning building with attractive décor, laminate flooring and feature lighting
- ❁ No VAT and free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located on Manchester Road which is one of the main arterial routes into Burnley town centre.

The property occupies a highly prominent position close to Burnley Town Hall and various banks, estate agents and solicitors' offices.

## Description

An attractive stone built three storey office/retail premises in a highly prominent position on Manchester Road in Burnley town centre.

The property comprises of a three storey office suite comprehensively refurbished with a self-contained entrance from Manchester Road.

The property has previously been occupied by a marketing agency and comprises of two offices on the first floor with a modern fitted shower room. The second floor comprises of a fully equipped modern kitchen with a further private office, and a feature duplex suite to the front of the building.

The property is in superb condition throughout with gas central heating, great natural light, security alarm system, feature lighting, laminate wood flooring, quality carpets, fitted blinds and is in excellent decorative order.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
<b>First Floor</b>			
Suite 1	3.6 x 2.5	96	8.9
Suite 2	5.2 x 3.7	205	19
Suite 3	3.4 x 2.9	105	9.7
<b>Second Floor</b>			
Suite 4	2.5 x 2.3	61	5.6
Kitchen	2.9 x 2.9	90	8.3
Suite 5	4.9 x 4.0	209	19.4
<b>GIA</b>		<b>766</b>	<b>71.1</b>

## Terms

The property is available by way of a new lease for a term to be agreed at a rental of £995pcm.

## Vat

We have been informed the rent quoted is not subject to VAT at the prevailing rate.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the premises is £3,650 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

## Outgoings

In addition to the rent and the business rates liability the tenants are to be responsible for a contribution towards the buildings insurance, any service charges, electricity gas and water consumption/rates.

## Services

We understand the building has the benefit of mains electricity, gas and water. We understand the services are supplied into the basement of the premises and it is the prospective tenants responsibility to verify that the services are in full working order, being suitable for purpose and adequate for their needs.

## Legal Costs

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

## Viewings

Please contact the agents:

Kelly McDermott

01282 428486

[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

Aaron Pilling

01282 428486

[aaron@whiteacres-property.co.uk](mailto:aaron@whiteacres-property.co.uk)

Whiteacres Property

Church House

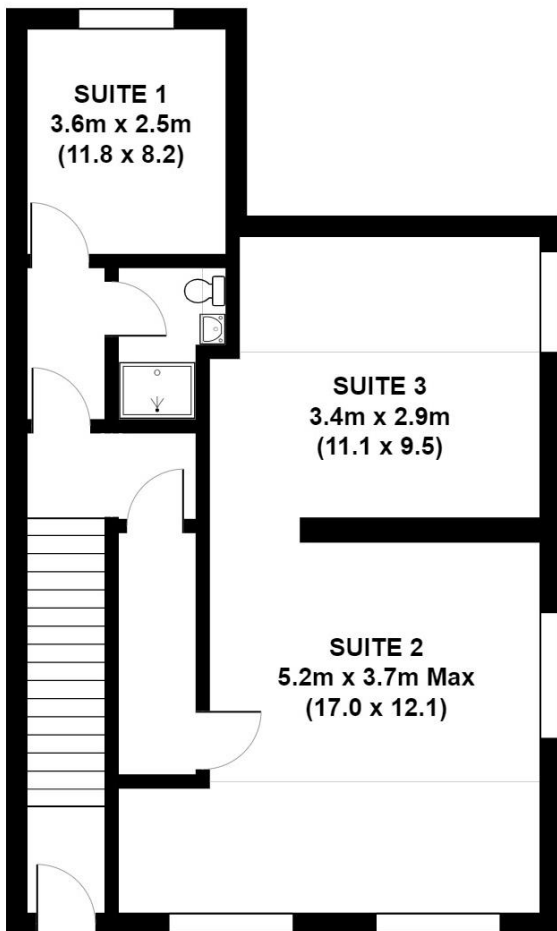
10 Church Street,

Padiham

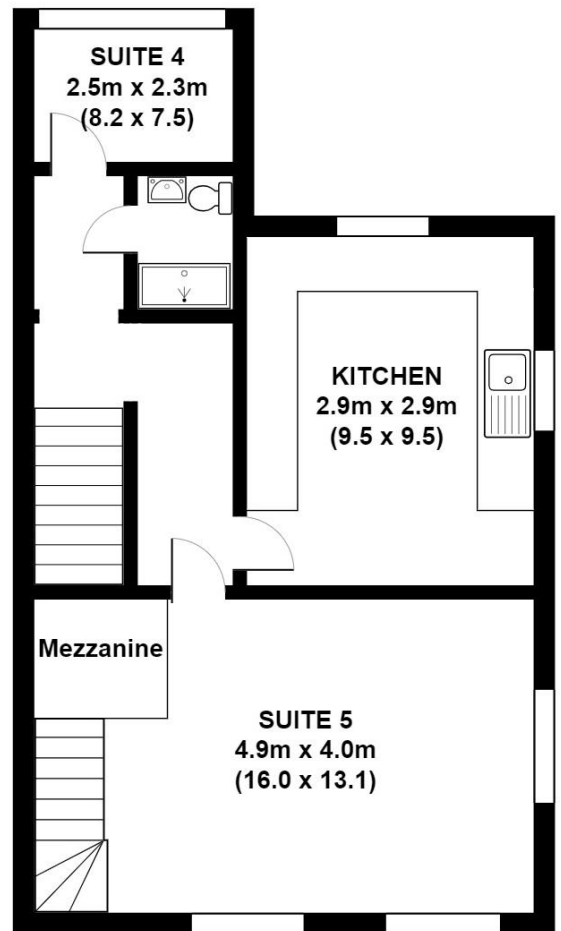
BB12 8HG



**First Floor Suites**  
Approx 37.8 sq. meters (407.8 sq. feet)



**Second Floor Suites**  
Approx 33.5 sq. meters (361.3 sq. feet)



**For illustration purposes only - not to scale**