

**TO LET**



*Prominent main road retail premises extending to over 1,300 sq ft*

## **12-16 Church Street, Padiham, Burnley, BB12 8HG**

- ❁ Prominent main road retail/office premises in the popular town of Padiham extending to over 1,300 sq ft
- ❁ Ideal showroom space with substantial display frontage
- ❁ Suitable for retail, hair & beauty, aesthetics, accountants, or other similar businesses
- ❁ Ground floor accommodation only
- ❁ Close to various bars and coffee shops and both Tesco and Lidl supermarkets
- ❁ Large open plan retail space, fitted kitchen and W/C facilities
- ❁ Free business rates for eligible tenants

**AVAILABLE OCTOBER 2025**

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 a prominent retail parade in the town of Padiham fronting Church Street.

The building is positioned close to The Cellar restaurant, various other independent businesses and within a short drive of Shuttleworth Mead and Altham Business Park.

Padiham has a population of just over 10,000 residents and the site is located within a short drive of junction 8 of the M65 motorway.

## Description

Substantial ground floor retail premises in a highly prominent location in the popular town Padiham.

The stone built property consists of a large open plan retail space with a fully fitted kitchen/breakout room and W/C facilities.

The premises benefits from LED lighting, gas central heating, and is positioned opposite a council owned free car park.

The property has previously traded as a bike shop, but in recent years has been occupied by an interior designers. The property would be suitable for offices, hair, beauty or aesthetics, and will be available from October 2025.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Retail Area	8.8m x 4.4m	416.8	38.72
Side Retail Area	11.9m x 6.2m	794.2	73.78
Kitchen	3.8m x 3.2m	130.9	12.16
W/C Facilities	2.8m x 1.5m	45.2	4.2
<b>GIA</b>		1,387.1	128.86

## Terms

The ground floor property is available by way of a new full repairing and insuring lease for a minimum term of three years.

## Rent

£10,000 per annum.

## Vat

Whiteacres have been informed the rent quoted will not be subject to VAT.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is: £7,700.

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 the ingoing tenant is to be responsible for all services connected to the property, and the buildings insurance which is currently £450 per annum, this will be recharged by the landlords.

## Services

We understand the property has the benefit of mains electricity, water and gas.

## Service Responsibility

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

## Legal Costs

Each party is to be responsible for their own legal costs.

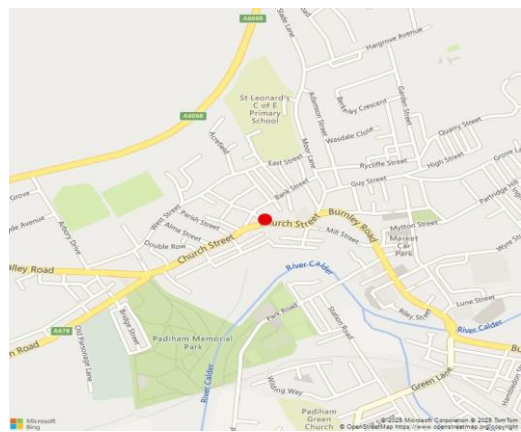
## Viewings

Please contact the agents:

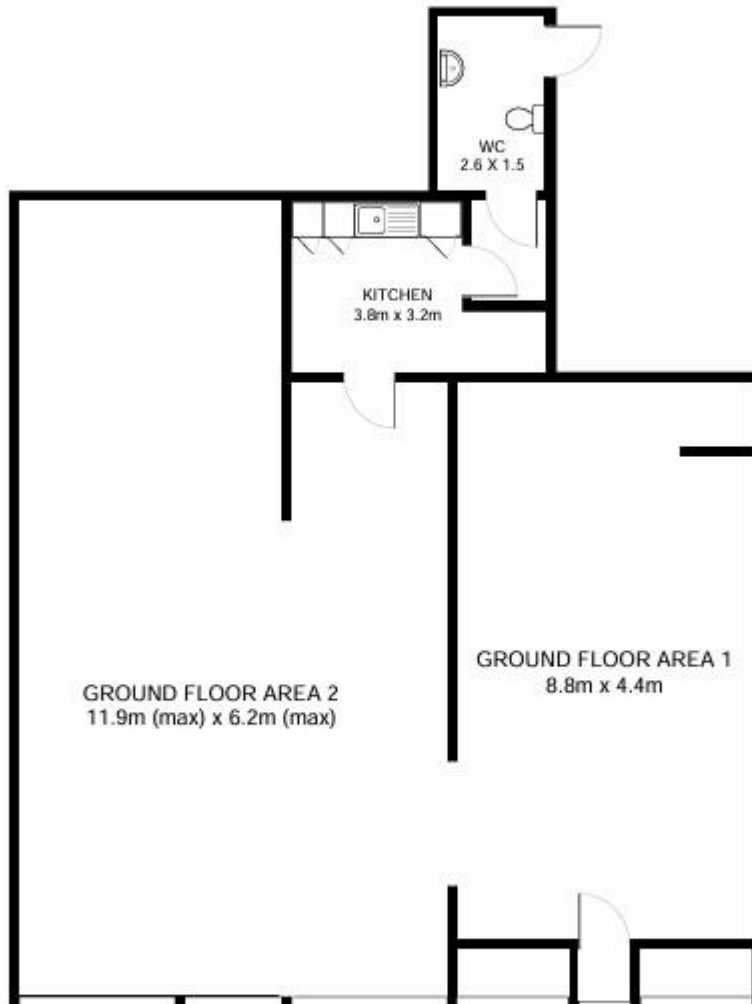
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Whiteacres Property  
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10 Church Street,  
Padiham,  
BB12 8HG



GROUND FLOOR RETAIL SPACE  
(approx 123.5 sq meters, 1329.3 sq ft)



FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE