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**TO LET
FOR SALE**



SUPERB RETAIL PREMISES

658.2 m² (7,085 ft²)

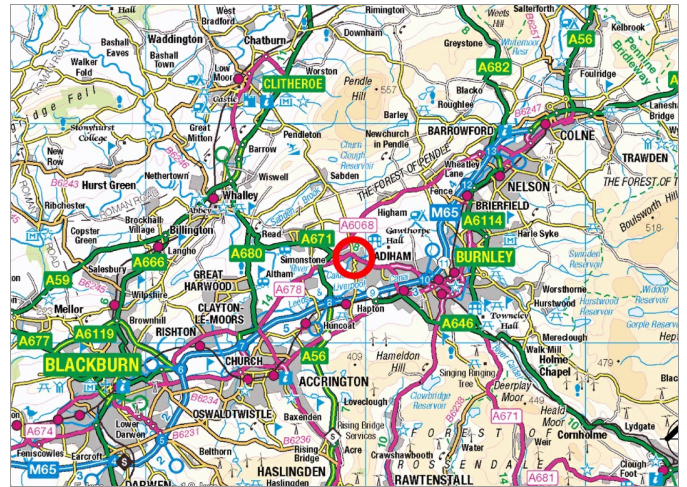
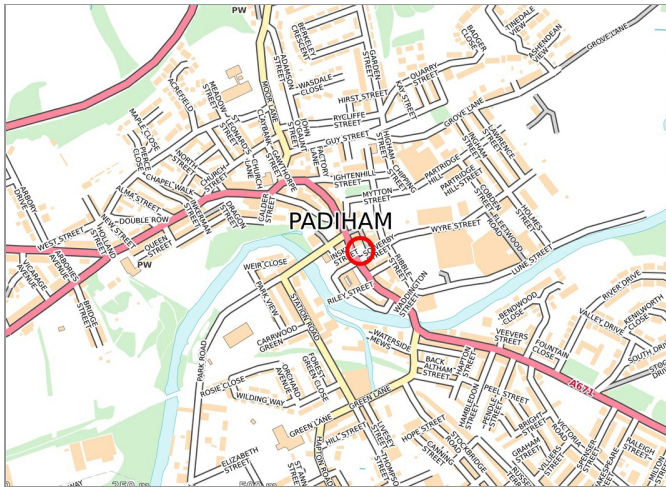
**7 Sowerby Street
Padiham
BB12 8DB**

- Extensive Open Plan Accommodation
- Prominent roadside location
- Dedicated Customer Parking To Front
- Suitable For A Variety Of Uses

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Location

The property is located at the junction of Sowerby Street and Burnley Road in the centre of Padiham. Padiham is located approximately 3 miles to the west of Burnley in East Lancashire. Junctions 8 and 10 of the M65 motorway are located around 2 miles from the town centre thus affording easy access further afield via the wider motorway network.

The vicinity comprises a range of retail occupiers encompassing a variety of local and national retailers interspersed by other commercial uses including Padiham Town Hall, Padiham Medical Centre and Padiham Fire Station. Tesco and Lidl Superstores are located to the rear of the subject premises.

Description

The premises comprise a single-storey detached self-contained purpose built retail unit with full height display windows to the front.

Servicing and dedicated customer parking are provided to the front with access from Sowerby Street.

Accommodation

The accommodation extends to an approximate net internal area of 658.2 m² (7,085 ft²). Externally the property benefits from a good sized dedicated car park to the front.

Services

We understand that mains connections to electricity, water and drainage are available to the property.

Rating Assessment

The premises have a Rateable Value of £52,000.

Interested parties are recommended to make their own separate enquiries of the local rating authority at Burnley Borough Council (www.burnley.gov.uk).

Planning

The property has an established use as a retail shop within Class E (commercial) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are recommended to make their own enquiries of the local planning department at Burnley Borough Council (www.burnley.gov.uk).

Tenure

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

Alternatively, our Client will consider a freehold sale of the property.

Annual Rental

£49,500 per annum exclusive.

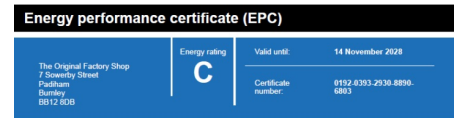
Asking Price

Offers in the region of £450,000.

VAT

All prices are quoted exclusive of, but will be subject to, VAT at the standard rate.

Energy Performance Certificate



Property type	A1/A2 Retail and Financial/Professional services
Total floor area	744 square metres

Rules on letting this property

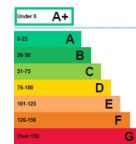
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Photographs and Plans

Any photographs and plans incorporated in these particulars are provided for indicative purposes only and should not be relied upon.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from a successful purchaser.

Enquiries

All enquiries should be directed to the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk