

To Let
£10,500 p.a. exclusive



Prominent Two-Storey Town Centre Commercial Premises

1,039 SQ FT (96.52 SQ M)

📍 67 BURNLEY ROAD, PADIHAM, BURNLEY, BB12 8BU

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent town centre position fronting Burnley Road
- Highly accessible location with strong passing traffic and footfall
- Nearby occupiers include Tesco, Lidl and Padiham Medical Centre
- Attractive stone-built end terraced commercial premises
- Refurbished throughout to a high standard
- Newly installed shop front and replacement windows
- Ground floor accommodation extending to 545 sq ft
- Additional first floor retail/showroom space extending to 494 sq ft
- Modern internal specification with spotlighting and LED lighting
- Rear parking/loading area for approximately 1-2 vehicles
- Suitable for a wide variety of uses including retail, office and beauty/aesthetics
- Potential eligibility for 100% Small Business Rates Relief (subject to status)
- Rental £10,500 per annum/£875 per calendar month, exclusive



LOCATION

The property is prominently situated within Padiham town centre, fronting Burnley Road, one of the town's principal arterial routes. The property occupies a highly accessible position within an established mixed-use area, benefiting from strong levels of passing vehicular traffic and pedestrian footfall.

Nearby occupiers include Tesco and Lidl supermarkets, Padiham Town Hall, Padiham Medical Centre and Padiham Fire Station, together with a range of independent retailers and local amenities.

DESCRIPTION

The property comprises an attractive and immaculate two-storey, stone-built end terraced retail/commercial premises set beneath a pitched slate covered roof. The accommodation has been refurbished to a high standard throughout and is arranged over ground and first floors, benefiting from a newly installed shop front together with replacement windows throughout.

The ground floor extends to approximately 545 sq ft and the first floor provides additional retail/showroom accommodation extending to approximately 494 sq ft. Internally, the property benefits from plastered and painted walls throughout incorporating inset spotlighting on the ground floor and LED panel lighting on the first floor, together with a single WC facility positioned on the ground floor.

Externally, the property benefits from parking to the rear for approximately 1-2 vehicles together with loading access via a rear pedestrian door.

Heating is provided by way of wall mounted electric panel heaters.

The property would suit a variety of occupiers and is considered suitable for a range of uses, subject to any necessary planning consent, including general retail, showroom or trade counter uses, together with professional office accommodation and personal care sector operators such as hair and beauty salons, aesthetics clinics and similar businesses.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	50.63	545
First Floor	45.89	494
Total	96.52	1,039

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL AND VAT

£10,500 per annum / £875 per month exclusive.

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

The property will require reassessment for business rates purposes. We anticipate the property will qualify for 100% Small Business Rates Relief for eligible occupiers, although interested parties are strongly advised to make their own enquiries with the local rating authority to verify this prior to entering into a lease.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(91). The certificate is valid until 25th August 2031. A full copy of the Report is available upon request.

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91 D

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

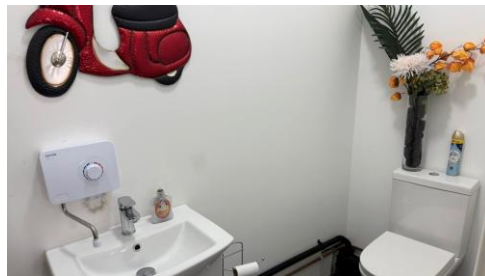
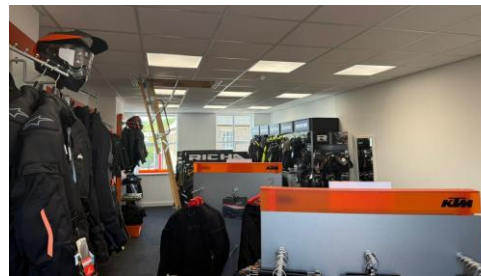
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.