

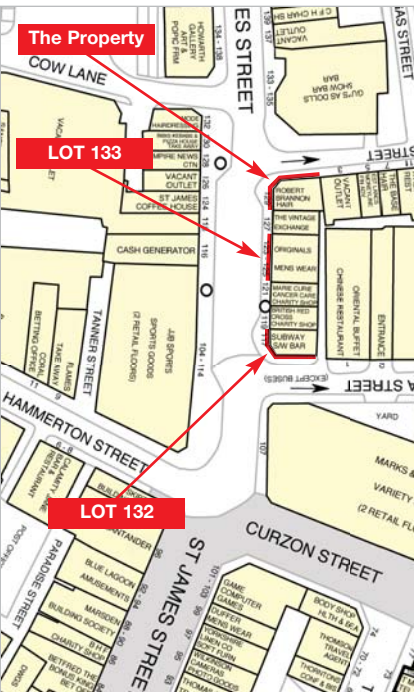
Burnley
129 St James's Street
Lancashire
BB11 1PP

- Freehold Shop Investment
 - Town centre location
 - Shop Lease expires 2025
 - Vacant upper parts (1)
 - 2010 Rent Review Outstanding
 - Total Current Rent Reserved
- £19,000 pa**

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Burnley, with a population of some 91,000, is a busy market town situated 25 miles north of Manchester and 37 miles west of Leeds. The town enjoys good road access being adjacent to the M65 (Junctions 10 and 11) which in turn link to the M6/M61 motorways. The property is situated at the western end of St James's Street at the corner of Brown Street in the heart of Burnley town centre. Occupiers close by include Marks & Spencer, JJB Sports, Subway, Cash Generator, Game, Santander and a range of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to the basement. The upper floors are vacant and accessed via the shop only (1).

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Floors	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Robert Brannon Lyttle (t/a Hair Salon)	Gross Frontage	4.80 m	(15' 9")	20 years from 09.09.05 Rent review every 5th year FR & I	£19,000 p.a.	Rent Review 2010 (Outstanding)
		Net Frontage	4.00 m	(13' 2")			
		Splay	2.40 m	(7' 10")			
		Return Net Frontage	6.15 m	(20' 2")			
		Shop & Built Depth	11.20 m	(36' 9")			
		Basement	40.45 sq m	(436 sq ft)			
First & Second Floor	Vacant (1)	First Floor	54.75 sq m	(589 sq ft)			
		Second Floor	56.40 sq m	(607 sq ft)			

Total £19,000 p.a.