



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 in a prominent city centre position on Hammerton Street, at its junction with Hargreaves Street, within an area popular with other bar and nightclub occupiers and adjacent to the Post Office.

Other occupiers close by include JJB Sports, Coral, Santander and Marks & Spencer.

Description

The property is arranged on lower ground, ground and two upper floors to provide a ground floor bar and a first floor nightclub with lower ground floor WCs and storage. The second floor provides residential and further ancillary accommodation.

The property provides the following Gross Internal Areas:

Lower Ground Floor	335.8 sq m	(3,615 sq ft)
Ground Floor	372.0 sq m	(4,004 sq ft)
First Floor	351.6 sq m	(3,785 sq ft)
Second Floor	351.3 sq m	(3,781 sq ft)
Total	1,410.7 sq m	(15,185 sq ft)

Tenancy

The entire property is at present let to iNTERTAIN (BARS) LIMITED (t/a Walkabout) for a term of 35 years from 15th July 2002 at a current rent of £41,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing covenants. The tenant is responsible for insurance costs and there is a mutual break option on 15th July 2017 (1).

Tenant Information

Website Address: www.walkabout.eu.com
www.intertainuk.com

Walkabout is an authentic Australian bar chain with 36 venues across England, Scotland and Wales.

INTERtain was formed in October 2009 and is one of the leading hospitality companies on the high street. In 2009 they acquired 60 bars, restaurants and clubs from the Joint Administrators of Regent Inns plc, which traded as Walkabout Bars, Jongleurs Live Venues and Old Orleans Restaurants.

2010 Rateable Value

Public House & Premises: £99,500

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 52 Burnley**.

Burnley

10/14 Hammerton Street Burnley BB11 1NA

- **Well Located City Centre Bar/Nightclub Investment**
- Let to iNTERtain (Bars) Ltd on a lease expiring in 2037 (1)
- Comprising a total GIA of 1,410.7 sq m (15,185 sq ft)
- Situated within an established bar and nightclub location
- Rent Review 2017
- Total Current Rents Reserved
£41,000 pa

SIX WEEK COMPLETION AVAILABLE

On the instructions of J Pitt & B Moon acting as Joint Fixed Charge Receivers



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