

**Burnley**  
**123-125 St James's**  
**Street**  
**Lancashire**  
**BB11 1PP**

- **Freehold Shop Investment**
- Double fronted shop
- Town centre location
- Lease expires 2018
- Rent Review 2013
- Current Rent Reserved

**£28,000 pa**

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

**RESERVE NOT TO EXCEED**  
**£175,000**



**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 close to the corner of Bethesda Street in the heart of Burnley town centre opposite a bus stop. Occupiers close by include Marks & Spencer, JJB Sports, Subway, Game, Cash Generator, Santander and a variety of local traders.

**Description**  
 The property is arranged on basement, ground and two upper floors to provide a double fronted shop with ground and first floor sales areas together with ancillary accommodation to the basement and second floors.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.30 m</b>	<b>(37' 1")</b>
<b>Net Frontage</b>	<b>10.65 m</b>	<b>(34' 11")</b>
<b>Shop &amp; Built Depth</b>	<b>10.00 m</b>	<b>(32' 9")</b>
<b>Basement</b>	<b>93.75 sq m</b>	<b>(1,009 sq ft)</b>
<b>First Floor</b>	<b>73.25 sq m</b>	<b>(789 sq ft)</b>
<b>Second Floor</b>	<b>62.65 sq m</b>	<b>(674 sq ft)</b>

**Tenancy**  
 The entire property is at present let to RETAIL CHIC LTD for a term of 10 years from 11th March 2008 at a current rent of £28,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**VAT**  
 Please refer to the Special Conditions of Sale.

**Documents**  
 The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

