

To Let

53B Daneshouse Road, Burnley



Stone built detached office / training building with adjacent car parking

Rental offers in the region of £10,000 exc per annum are invited

Liberata   **Burnley.gov.uk**
prosper together

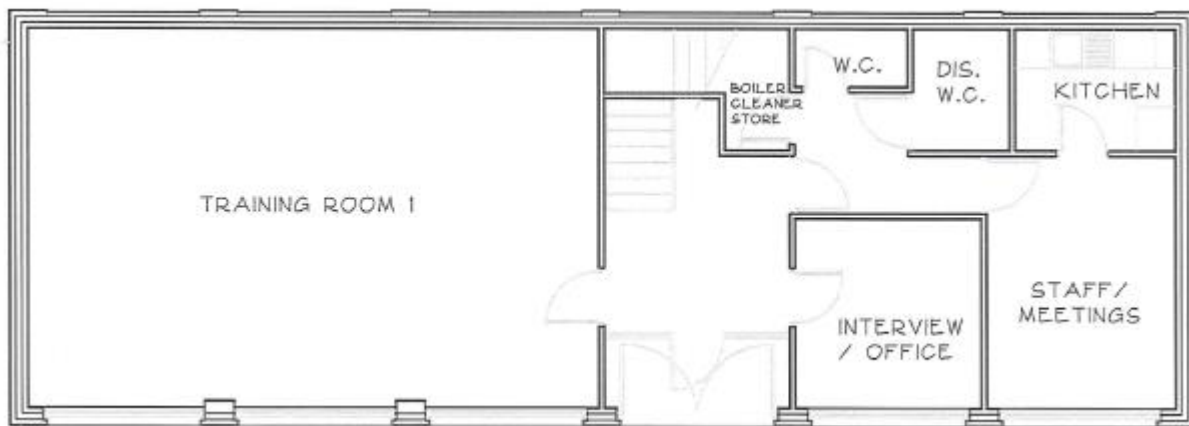
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Liberata Property Services, c/o Town Hall, Manchester Road, Burnley BB11 9SA
Tel. 01282 425011 Ext. 249073
<https://www.burnley.gov.uk/business/land-property/council-owned-commercial-properties>

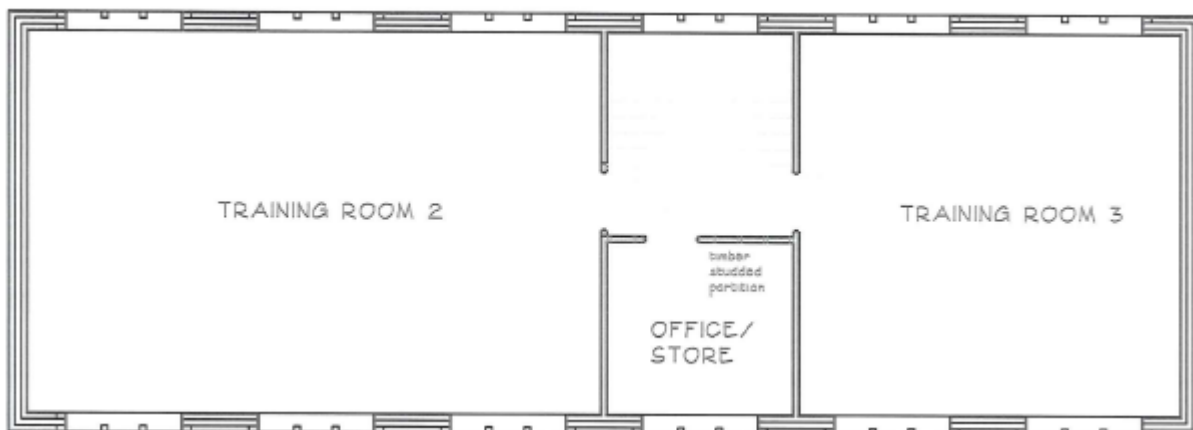
Description: The property comprises a detached stone building, most recently used for training and educational use, but suitable for office or other use subject to planning consent. Parking for approximately 20 vehicles is available.

Accommodation: The accommodation is on two floors and totals approximately 1,960 sq ft (182 sq m).

The ground floor comprises office space measuring 915 sq ft (85 sq m) and lobby plus toilet / kitchen facilities.



The first floor is office space measuring a total of 1,044 sq ft (97 sq m).



Plans not to scale

Services: It is understood that all mains services are connected.

EPC: An EPC certificate is available.

Lease term: A lease of 3, 6 or 9 years, contracted out of the security provisions of the Landlord and Tenant Act, will be offered.

Liberata UK Ltd, for themselves and for the vendor or the landlord of this property, give notice that: 1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute any part of an offer or contract. 2. The accuracy of any statements or representations of facts, cannot be guaranteed and any prospective purchasers or tenants must satisfy themselves as to the correctness of each of the statements contained within these particulars. 3. The vendor or landlord does not make or give and neither Liberata UK Ltd., nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property. 4. Neither Liberata UK Ltd, nor the vendor nor landlord, will be liable in negligence, or otherwise accept any responsibility for losses or expenses incurred or arising from the use of these particulars. 5. Money laundering regulations will be adhered to and checks made where required. 6. Personal information will be stored only for the purposes of this disposal and will be processed in accordance with data protection rules.

Building maintenance / Insurance: The tenant will be responsible for full repairing and decoration of the property. The Council will insure the building and re-charge the premium annually.

Deposit: The Lessee may be required to pay a deposit equating to 3 month rent prior to taking up occupation of the premises, depending on suitable references.

Planning: Interested parties should contact the Council's planning section on 01282 425011 for advice.

Business Rates: Your business may qualify for Small Business Relief from Business Rates. To find out whether you would be entitled to a reduction in rates liability, please contact the Council's Business Rates Team on (01282) 425011 or email localtaxation@burnley.gov.uk for advice.

Costs:

New tenants are usually required to pay a one off fee of £825 in order to meet the costs of agreeing terms and formalising the lease agreement.

References:

New tenants are requested to supply a satisfactory banker's reference and two trade references, subject to negotiation.

Viewing:

For an appointment to view or for further information, please contact Jen Rawsthorne on 01282 425011 Ext. 249073 or at jennifer.rawsthorne@liberata.com

Please note that the Council is under no obligation to accept the highest or indeed any offer.

Offer Form

Please return to: Liberata Property Services, c/o Town Hall, Manchester Road, Burnley BB11 9SA or by email at jennifer.rawsthorne@liberata.com

In respect of the property known as:-

53B Daneshouse Road, Burnley

I am willing to offer the rent of £.....per annum plus VAT exclusive of business rates and other outgoings.

Lease term required in years.....

Intended use.....

I understand that my offer will be subject to Council approval and that if accepted it will be subject to satisfactory references being provided. The Council is not bound to accept the highest or indeed any offer.

Signature

Name of Offeror

Address
.....

Email address **Telephone**.....

Name of Solicitor

Address
.....

I saw the property advertised:
Internet/Newspaper/Council building/Agent's board/other (please circle)

I acknowledge that Liberata UK Ltd and Burnley Borough Council will hold my personal information for the purposes of this matter only.

If you wish to be added to the mailing list please tick the box below

I would like my personal details adding to the mailing list held by Liberata UK Ltd on behalf of Burnley Borough Council

Office use only
DATE OF OFFER: _____