



SITUATION

Located on the west side of Hammerton Street, just off the pedestrianised St James Street with nearby multiple retailers including **Marks & Spencer, Subway, GAME, Skipton Building Society, Santander** and a host of local traders.

Burnley is a busy market town lying just off the M65 (Junction 10) midway between Blackburn and Halifax, some 24 miles north of Manchester.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'8"	
Internal Width	20'0"	
Shop Depth	53'5"	
Built Depth	95'2"	
Sales Area	Approx.	1,010 sq ft
Store Area	Approx.	295 sq ft
3 WCs		

VAT is applicable to this Lot

TENURE

Leasehold for a term of 250 years from June 2016 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring Law Society lease to **Precious Glimpse Ltd (see Tenant Profile)** for a term of 5 years from 25th October 2018 at a current rent of **£8,500 per annum** exclusive.

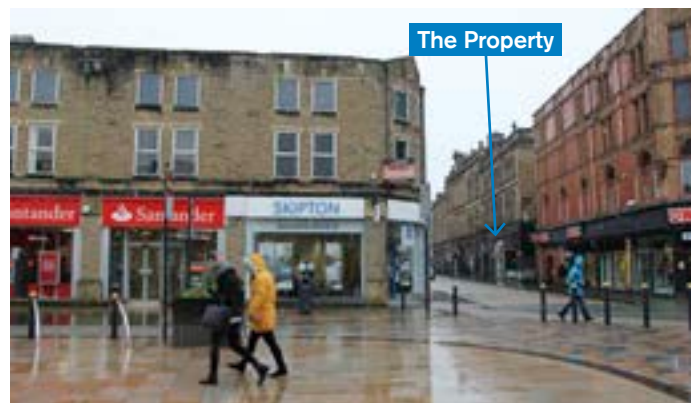
Tenant's Break 2022

Note 1: The tenant previously traded from smaller premises opposite the property for many years.

Note 2: There is a £1,000 Rent Deposit held.

TENANT PROFILE

Precious Glimpse Ltd is a professional 2D, 3D, 4D & HD live baby scanning studio for expectant parents and trade from two branches – visit: www.preciousglimpse.co.uk



£8,500 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Hamilton Downing Quinn LLP
Tel: 020 7831 8939 Ref: Guy Stevenson
Email: guys@hamd.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page