

UNIT 2 & UNIT 3 | CANNING STREET | BURNLEY | BB12 0AD

CANNING STREET RETAIL PARK



AVAILABLE TO LET

2 New Retail / Trade Counter Units
extending to 1,027 sq ft & 4,445 sq ft respectively

CANNING STREET RETAIL PARK

- New retail/trade counter units now available extending to 1,027 & 4,445 sq ft respectively
- Highly prominent main road position on an arterial route into Burnley town centre
- Approximate internal eaves height of 7 metres with 8.5 metres to the apex
- Located close to Aldi, Asda, McDonald's and Anchor Retail Park
- Class E planning being suitable for retail, convenience store or trade counter
- Unit 1 let to Formula One Auto Centres
- Positioned directly opposite Burnley College
- Substantial car park with pedestrian links to Asda car park



TO LET

CANNING STREET RETAIL PARK

LOCATION

The property is positioned on a main arterial route into Burnley town centre close to junction 11 of the M65 motorway.

The site is positioned next to Asda and McDonalds, opposite Burnley College and close to Aldi, Sainsburys, Halfords, Sports Direct and The Range.

Burnley is positioned 21 miles north of Manchester and 20 miles east of Preston having a population in excess of 90,000 residents.



ANNUAL AVERAGE DAILY FLOW 2023

Count method -
Estimated using
previous year's
AADF



Pedal cycles
30



2 wheeled vehicles
67



Cars & taxis
21,399



Buses & coaches
84



Light goods
3,062



Heavy goods
325



All motor vehicles
24,937

CANNING STREET RETAIL PARK

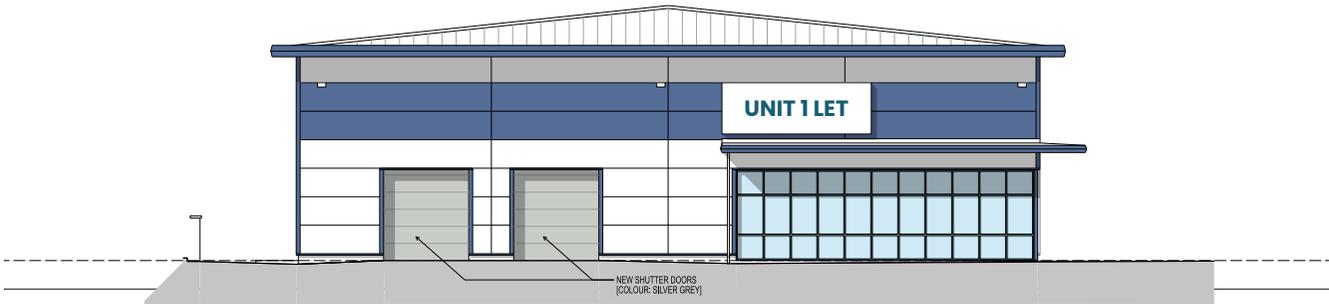
DESCRIPTION

A brand-new retail terrace in a highly prominent location on the edge of Burnley town centre. The property comprises two open plan steel portal frame retail/trade counter units having an eaves height of 7 metres.

The units are ideal for a trade counter business or retail premises and are immediately available. Externally there is a substantial shared car park and loading area.



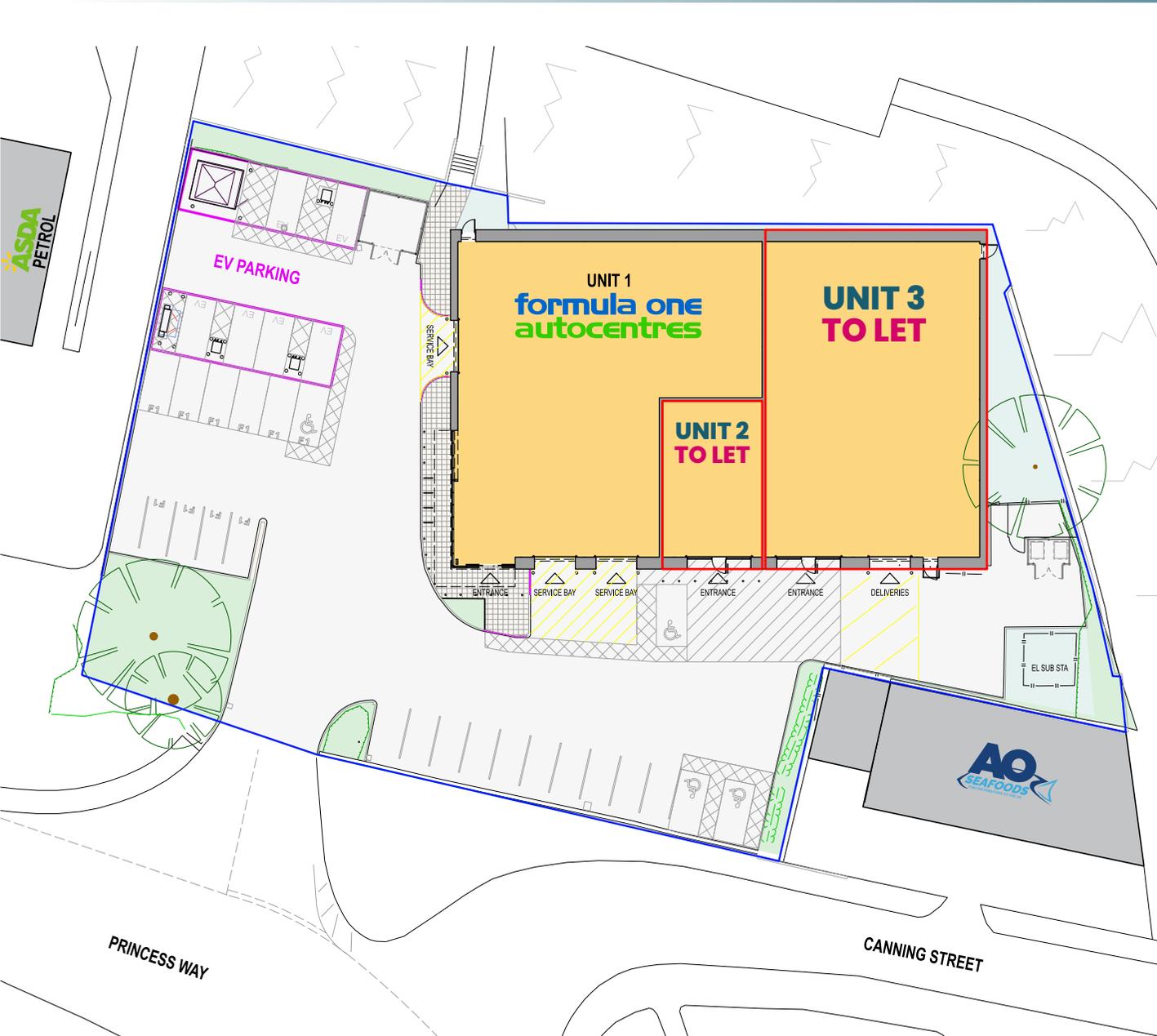
FRONT (SOUTH WEST) ELEVATION



SIDE (NORTH WEST) ELEVATION



CANNING STREET RETAIL PARK



ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

UNIT	SQ FT	SQ M
Unit 2	1,027	95.4
Unit 3	4,445	412.9

UNIT DIMENSIONS

Unit 2 – 7.74m (25'5) x 12.28m (40'3)

Unit 3 – 16.80m (55'1) x 24.56m (80'7)

TERMS

Unit 2 and Unit 3 are available by way of a new full repairing and insuring lease for a term to be agreed.

Unit 1 – Let to Formula One Auto Centres

Unit 2 – Available To Let

Unit 3 – Available To Let

RENT

Available on application.

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FURTHER INFORMATION

VAT

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

To be assessed.

Services

We understand the property has the benefit of three phase electricity, mains water and gas.

Outgoings

In addition to the rent and any business rates liability the ingoing tenant is to be responsible for the buildings insurance which will be recharged by the landlords, any estate service charges and all services connected to the property including water rates.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Estate Charge

An estate charge will be payable for a fair proportion of the cost of maintaining common parts.

Special Note

Please be aware of the RICS Code For Leasing Business Premises, which can be found [here](#). We recommend you obtain professional advice if you are not represented.

Legal Costs

Each party is to be responsible for their own legal costs.

VIEWINGS

Please contact the joint agents:

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