

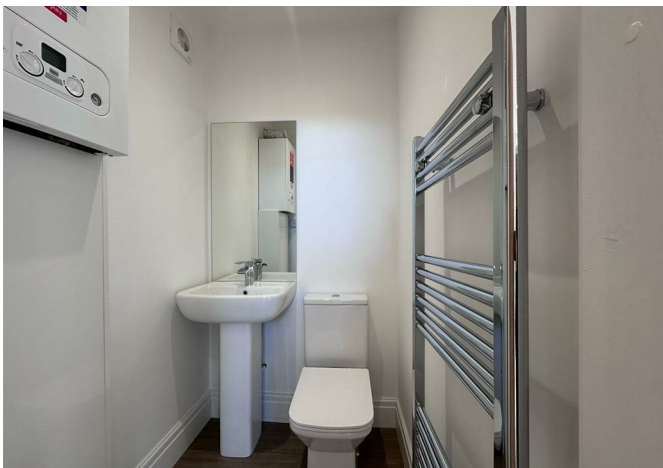


TO LET
COMMERCIAL/
OFFICE SPACE
01282 711 560

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1 St Pauls Court, Burnley, Lancashire, BB11 2EH
£795 Per month





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Prime Commercial Unit for Let in Burnley
Location: Just a Stone's Throw from Burnley Town Centre

Key Features:

- Fully Refurbished: Finished to a high standard, ensuring a modern and professional environment.
- Versatile Space: Suitable for various business types, providing flexibility for retail, office, or service-based operations.
- Spacious Shop Floor: Ample room for product displays, customer interactions, or office setups.
- Convenient Amenities: Includes a WC and a kitchenette, ensuring comfort and convenience for staff and clients.
- Prime Location: Benefit from high visibility and easy access to Town Centre amenities.
- Ready to Occupy: Move-in ready, saving you time and renovation costs.

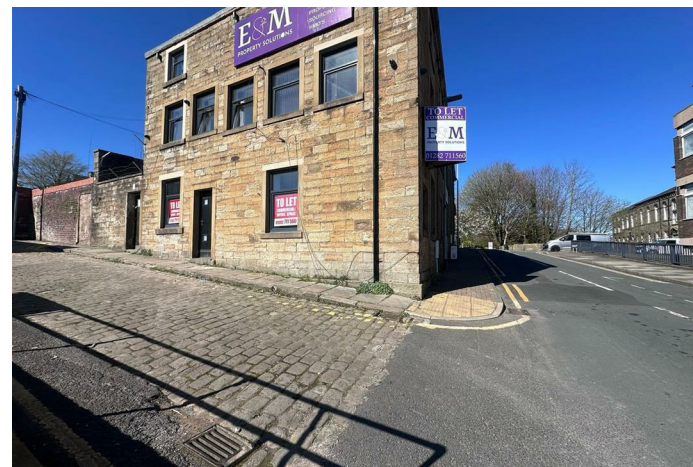
Growth Potential: Situated in a bustling area, ideal for attracting new customers and growing your business.
Don't miss this excellent opportunity to establish your business in a prime Burnley location. Contact us today to arrange a viewing!

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Description



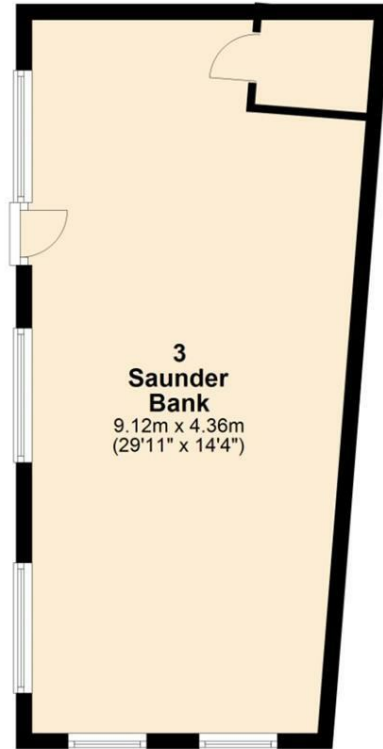
Situation



Unfurnished
Council Tax Band:
Available:

Floor Plans

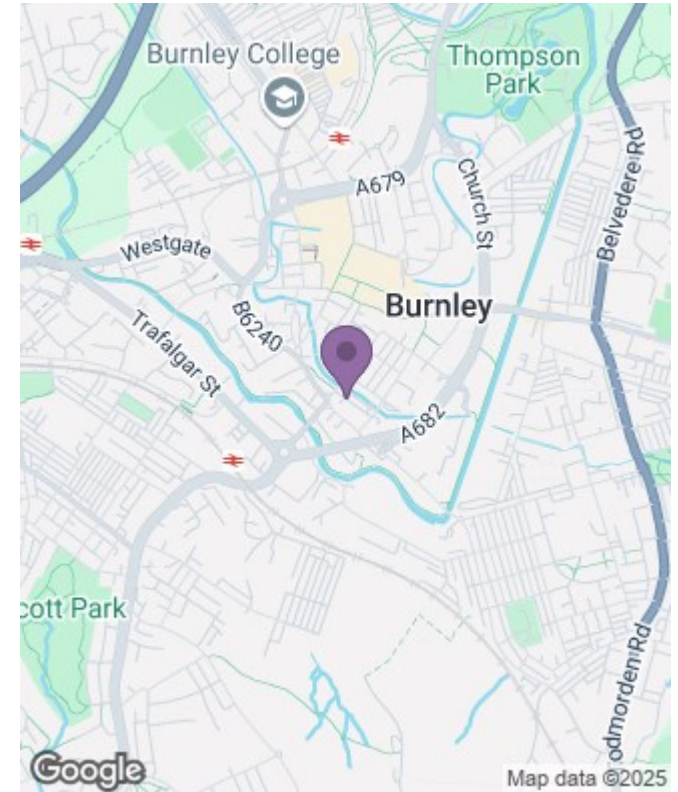
Ground Floor



Total area: approx. 36.5 sq. metres (392.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Area Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	