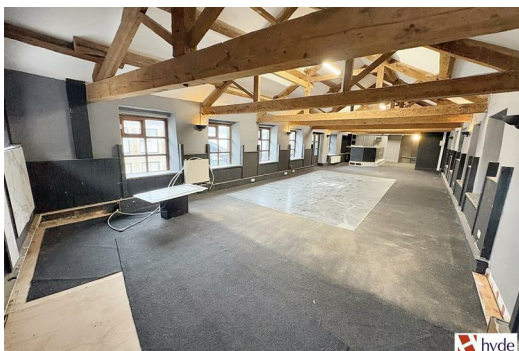




**10a Halstead House St. James's Row, Burnley
BB11 1DR**

£750 Per Calendar Month

Hyde Estates present this spacious commercial unit spanning over three stories, suitable for a multitude of purposes. Located in Burnley town centre with excellent transport links and passing trade. Comprises; ground floor entrance, first floor landing with kitchen/break room and third floor office/studio ideal for pilates/yoga studio with three separate WC's. The approx gross area is 1705 SQ FT / 158 SQ M.



Briefly comprising; ground floor entrance with stairs to first floor. From the first floor landing is access to a spacious kitchen/break room and WC with washbasin. A further flight of stairs opens to the main office/studio with an approximate area of 1226 sq/ft (114 sq/m) suiting a variety of uses. Ideal for pilates/yoga studio. Features exposed timber roof trusses, multiple windows and a Juliet balcony plus two seperate WC's with washbasins and a utility room with sink unit.

The surrounding area is a vibrant mix of retail, dining, nightlife and leisure. Featuring the Charter Walk Shopping Centre and well-known brands such as, Primark, Next, NatWest, Marks And Spencer, Subway, Boots, Costa, Game, McDonald's together with a multitude of independents ensuring a thriving commercial environment.

Approx gross internal area - 158 sq m / 1705 sq ft

As per the Fire Risk Assessment (FRA) the maximum capacity for the unit is 60 persons.

Location

Situated above an established parade of shops within Halstead House on St James Row, off St James`s Street in the heart of Burnley. There is easy access to the M65 motorway Junction 10 together with public transport links.

Usage

TBC

Business rates

TBC

Legal costs

Each party to bear their own legal costs.

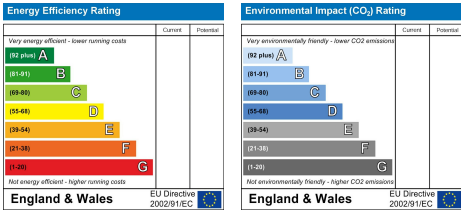
EPC - TBC

Viewings

Strictly by prior appointment through Hyde Estate & Letting Agents.

Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB