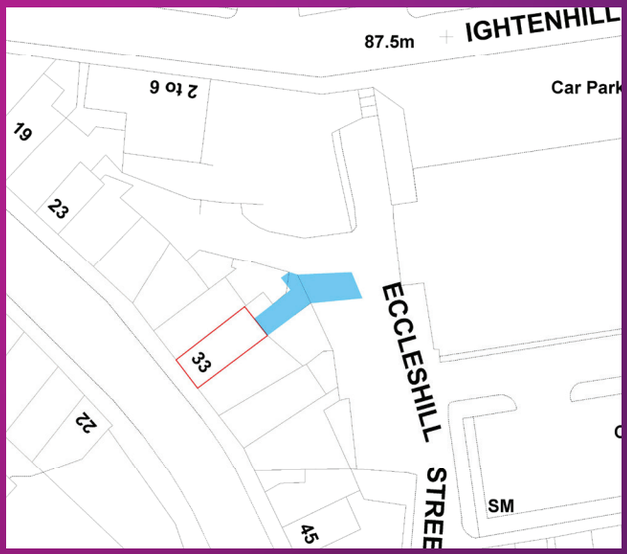
33 BURNLEY ROAD, PADIHAM BB12 8BY

PADIHAM POP-UP SHOP

- Unique opportunity to 'try out' a new business venture for a short term
- Well placed town centre location
- Refurbished and ready to move in with no set up fee
- 'Easy In' and 'Easy Out' terms
- Weekly rent £80 per week inclusive of utilities, rates and buildings insurance
- First week rent free



DESCRIPTION

A mid terraced ground floor shop within the conservation area of Padiham town centre. Internally the premises has been partitioned to create a sales area to the front of approx. 17.9 sq m (192.7 sq ft) with kitchen and W.C facilities. The property has a fully glazed display frontage with front and rear access.

POP UP SHOP

Burnley Council are inviting applications from individuals who are looking to explore a new business venture in Padiham Town Centre for a three-month trial period. This unique opportunity will allow them to experience the joys and challenges of running a business, helping them decide if they want to pursue it further

TERMS OF OCCUPATION

The property is to be let on a Tenancy at Will for a maximum period of twelve weeks, and the main terms are set out below

RENT

£80 per week inclusive of Business Rates, Utilities and Buildings insurance.

The first week will be rent free and thereafter £80 per week to be paid in advance by bank transfer.

USE

Retail, and subject to approval from the Council.

INDEMNITY/INSURANCE

Tenant to keep the Landlord indemnified against all costs, claims and losses arising out of their use and occupation of the premises. The tenant is to maintain adequate insurance cover throughout the Tenancy at Will period and have Public Liability insurance in a minimum sum of £10,000,000.

REPAIR

The tenant will keep the property in a clean and tidy condition, and in accordance with a photographic schedule produced by the Council.

TERMINATION

The Tenancy may be determined by either party at any time, by verbal or written notice.

VIEWING

For further information or to arrange a viewing please contact:

Hywel.lebbon@liberata.com | 07753 778 580 or
Jennifer.rawsthorne@liberata.com | 07901 110 896

Liberata

Burnley .gov.uk

HERITAGE FUND

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